

**RESOLUTION NO. 20130606-050**

**WHEREAS**, the City is committed to ensuring that residential rental properties are safe and maintained in every area of our community; and

**WHEREAS**, with recent structural failures identified in multifamily residences that endangered public health and safety, better means are needed to ensure these property owners manage their properties responsibly to protect the community welfare; and

**WHEREAS**, existing policy has not sufficiently assured compliance with applicable standards because the current policy only allows inspections based on complaints, after conditions may have deteriorated significantly; and

**WHEREAS**, it is the intent to develop additional regulations for rental units located within the City that have received multiple building code citations in order to better protect the health, safety and welfare of the tenants who reside in these rental units and their surrounding neighborhoods; and

**WHEREAS**, in 2009 a similar resolution was adopted by Council creating a stakeholder process, but that process never resulted in a rental registry program; and

**WHEREAS**, the Planning Commission initiated a Stealth Dorm working group to address occupancy and other issues that have had particular impacts on several neighborhoods; and

**WHEREAS**, Rental Registration could also address safety, occupancy and other issues associated with Stealth Dorms; and

**WHEREAS**, the City of Austin has had to spend considerable resources on non-compliant multi-family complexes in the East Riverside/Oltorf Combined Neighborhood area (EROC); and

**WHEREAS**, the Austin Police Department was awarded a grant entitled "Restore Rundberg" to improve the quality of life, health, safety, education, and well-being of individuals living and working in the Rundberg neighborhood, and a rental registry will assist the Austin Police Department in partnering with property owners; and

**WHEREAS**, the Code Compliance Department is supportive of a rental registration program and believes the program is necessary to solve many code compliance issues with rental properties; and

**WHEREAS**, other cities including Pittsburgh, Pennsylvania, and Raleigh, North Carolina, as well as over twenty Texas cities including Houston, Dallas, College Station, Sugarland, Plano, Fort Worth, Garland, Arlington, Waco, Missouri City and Hurst have implemented successful residential rental property registration programs to ensure the safety of their residents; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is hereby directed to develop a one-year pilot registration program for any residential rental property in the areas of North Austin, Civic Association (NACA), "Restore Rundberg", East Riverside/Oltorf Combined Neighborhood (EROC), Central Austin Neighborhood Advisory Committee (CANPAC) Planning Areas, Hyde Park, Northfield and North Loop. Consistent with many registration programs elsewhere, the program should include names and contact information for

local property managers, periodic scheduled inspections, and a listing of tenant's names if feasible given privacy concerns. This program should require registration for multifamily rental properties and identify conditions under which registration for single family or duplex rental properties would be required. The City Manager is further directed to work with stakeholders in the course of developing the program and present an ordinance, including a plan for program evaluation, to Council within 90 days.

**BE IT FURTHER RESOLVED:**

The City Manager is further directed to take the proposed ordinance to the Community Development Commission and the Building and Standards Commission for review before presenting to the City Council.

**BE IT FURTHER RESOLVED:**

The City Manager is further directed to initiate a code amendment that would allow for enhanced fines after the first conviction of a city code violation related to property maintenance.

**ADOPTED:** June 6, 2013

**ATTEST:**  for  
Jannette S. Goodall  
City Clerk