

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	26287	Agenda Number	11.
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Meeting Date:	9/26/2013	Department:	Code Compliance
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Subject

Approve an ordinance amending City Code Title 4 to add Chapter 4-14 establishing a pilot program requiring rental registration for multi-family rental properties and non-compliant single family and duplex rental properties; establishing a penalty; amending Section 2-1-122 relating to the Building and Standards Commission; and establishing pilot program evaluation criteria. Related to Item # 12.

Amount and Source of Funding

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Carl Smart, Director / 974-1970
Boards and Commission Action:	8/29/2013 Building and Standards Commission reviewed the proposed ordinance; 9/17/2013 Community Development Commission recommended approval and made additional recommendations.
MBE / WBE:	
Related Items:	

Additional Backup Information

City Council Resolution No. 20130606-050 directed the City Manager to create a one-year pilot rental registration program. Within six months of the end of the pilot program, staff will evaluate the program and present the evaluation to City Council.

The pilot program will apply to all multi-family properties along with non-compliant single-family and duplex properties in specific areas of the City. A non-compliant single-family or duplex property is a property that meets one of three conditions (during a consecutive 12 month period): two or more notices of violation (not corrected), five or more notices of violation issued, or two or more citations.

The program requires:

- A tenant list of names and contact numbers kept on the property and available in an emergency.
- Registrant/local contact must respond to emergencies within two hours in any 24 hour period.
- Periodic inspections may occur every two years.
- A third party inspection program will be available for responsible properties.
- Registration may be suspended. During a suspension, vacant units cannot be leased. Suspension does not affect existing tenants.