

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	26288	Agenda Number	12.
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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 relating to registration of rental property; establishing a penalty; and amending Section 2-1-122 relating to the Building and Standards Commission. Related to Item # 11.

Amount and Source of Funding

Fiscal Note

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

City Council Resolution No. 20130606-049 directed the City Manager to create a registration program for rental properties with repeated violations of the City's health and safety requirements.

A rental property will be on the Repeat Violators Program if they meet 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:

- Properties will be in the program at least two years.
- Registrant/local contact must respond to emergencies within two hours in any 24 hour period.
- A tenant list of names and contact numbers kept on the property and available in an emergency.
- Periodic inspection may occur once every year.
- Notice must be given to the tenant prior to inspections.

The program also includes a process to suspend and revoke a registration.