



## Recommendation for Action

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**File #:** 19-3620, **Agenda Item #:** 2.

12/5/2019

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### **Posting Language**

Approve an ordinance amending City Code Chapter 4-14 (*Registration of Rental Property*) to modify rental registration periods under certain circumstances.

### **Lead Department**

Austin Code Department

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

Resolution 20180510-052 directed the City Manager to draft a code amendment that would require all newly registered and existing registered properties in the Repeat Offender Program to add tenant protections similar to those outlined in the City's Rental Housing Development Assistance Program.

### **For More Information:**

Jose G. Roig, Assistant Director, Austin Code Department, 512-974-1605, or Daniel Word, Division Manager, Austin Code Department, 512-974-6559

### **Additional Backup Information:**

The proposed code amendment modifies the registration period for a property in the Repeat Offender Program if there is a change in ownership and the new owner:

- corrects existing violations within 120 days;
- offers each tenant a lease term of at least one year; and
- enters into a written agreement with the City that the landlord will:
  - terminate or refuse to renew an existing lease only under certain circumstances; and
  - provide a tenant with written notice that states why the landlord is terminating or refusing to renew a lease at least thirty days prior to termination or non-renewal;

The written agreement will make tenants residing at the property third party beneficiaries. The term of the agreement will be two years from the date the property is removed from the Repeat Offender Program.

In May of 2019, the Austin Code Department and the Neighborhood Housing and Community Development Department conducted three stakeholder meetings about the draft ordinance.