



**FARMERS
BRANCH**

Single Family Rental License

Update – December 17, 2013

SF Rental License History

- Originally adopted in 1984.
- Council put license on hold in 1984.
- Adopted Certificate of Occupancy inspection for owner occupied and rental occupied single family homes in 1984.
- Reinstated Single Family Rental License in 2009.

SF Rental License Program

- Annual business license to rent single family dwelling unit.
- Each dwelling unit required to have separate license.
 - Single Family, Duplex, Four-plex, condo units.
- \$120 per rental dwelling unit.
 - Effective October 1, 2012.
- Inspected on change of tenancy.
 - Certificate of Occupancy inspection.

SF Rental License Statistics

- Currently 861 Single Family Rental License
 - 30 Expired License
- Last year 192 Rental Certificate of Occupancy Issued
 - 52% of all residential COs
- Performed 617 reinspections.
 - 55 % of all CO Inspections
- Issued 3 citations for noncompliance.
- Estimated cost to perform CO inspections \$27,765.

Code Enforcement for Rental Property

- Estimated cost of proactive and reactive code enforcement for rental property is \$63,750.
- Code enforcement plus Certificate of Occupancy inspections total:
 - $\$27,765 + \$63,750 = \$91,515$.
- FY 2013 license fees revenue total \$88,560.

Council Direction?

