



FARMERS
BRANCH

Multi-Family Inspection Program

Proposed Amendment



Historical Overview

NUMBER OF UNITS



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Current Inspection Practice - Proposed Inspection Practice

- Total Number of Complexes – 51 (2023)
- License Fee - \$10 per unit
- Re-Inspection Fee - \$25 per violation, per unit.
- 2023 Re-Inspection Revenue - \$115,225

Apartment Complex Age	Current Complexes
0-5 years	5
6-10 years	16
11-20 years	9
21+ years	21

Apartment Complex Age	Minimum Inspection Frequency
0-5 years	Complaint Basis + 100% Exterior
6-10 years	25% of total units per complex
11-20 years	50% of total units per complex
21+ years	100% of total units per complex

- Total Number of Projected Complexes – 67 (2024)
- License Fee - \$13 per unit
- Re-Inspection Fee - \$150 per unit
- 2024 Re-Inspection Revenue with Proposed - \$332,550

Apartment Complex Age	Projected Complexes
0-3 years	21
3+ years	46

Apartment Complex Age	Proposed Inspection Frequency
0-3 years	Complaint Basis + 100% Exterior
3+ years	10% of total units per complex up to 100% as needed. *

*Unit found with 3+ violations, add another unit. Unit found with 5+ violations, add two more units.



Research – Other Municipalities

City	# of Units	License Fees	Re-Inspect Fees	Inspection Frequency
FB Current	11,663	\$10 per unit	\$25 per violation	0-5 years – Exterior Only, 6-10 years – 25% of all units 11-20 years – 50% of all units, 21+ years – 100% of all units
FB Proposed	12,648	\$13 per unit	\$150 per unit	10% of total units per complex up to 100% as needed.
Addison	9,104	\$2.25 per unit	None	Complaint Basis
Allen	8,803	\$15 per unit	\$25 per unit	95% after 1 year
Arlington	50,575	\$20 per unit	\$150 per inspection	5% of total units per complex
Carrollton	19,737	\$13 per unit	\$75 per hour/2-hour min.	15% up to 100% as needed based on performance
Cedar Hill	2,736	\$13 per unit	\$100 per unit	10% of total units per complex
Coppell	2,815	\$10 per unit	None	10% of total units per complex
Dallas	220,000	\$6 per unit	\$96 per unit	10% of total units per complex
Denton	28,325	None	None	Complaint Basis
Frisco	26,164	\$5 per unit	\$150 per unit	5 occupied & 5 vacant per phase of apartment
Garland	24,824	\$13 per unit	\$100 per unit	3-5% 0-5 years/5+ years 8-25% of total units per complex

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FB Proposed	12,648	\$13 per unit	\$150 per unit	10% of total units per complex up to 100% as needed.
Irving	75,570	\$13.16 per unit	\$75 per unit	<p>Level 1 (0-10 points) 4-14 Units – Inspect 20% 15-999 Units- Inspect 5 (+) units randomly</p> <p>Level 2 (11-20 points) 4-14 Units – Inspect 25% 15-999 Units- Inspect 10% - 20% of units (minimum of 5)</p> <p>Level 3 (21-30 points) 4-14 Units – Inspect 50% 15-999 Units- Inspect 20% - 30% of units (minimum of 10)</p> <p>Level 4 (31 points and above) 4-20 Units – Inspect 100% of all interiors and exteriors 21-999 Units- Inspect 30% - 50% of units (minimum of 20)</p>
Lewisville	25,913	\$12 per unit	None	5% of total units per complex
Plano	43,882	\$11 per unit	\$250 per unit	10% up to 100%
Richardson	19,044	\$13 per unit	None	Tenant Request
Rowlett	3,777	\$15 per unit	\$150 per unit	10% of total units per complex
The Colony	7,891	None	None	Moratorium placed on the program.



Questions