

# Multi-family Inspection Program Proposed amendments

City Council

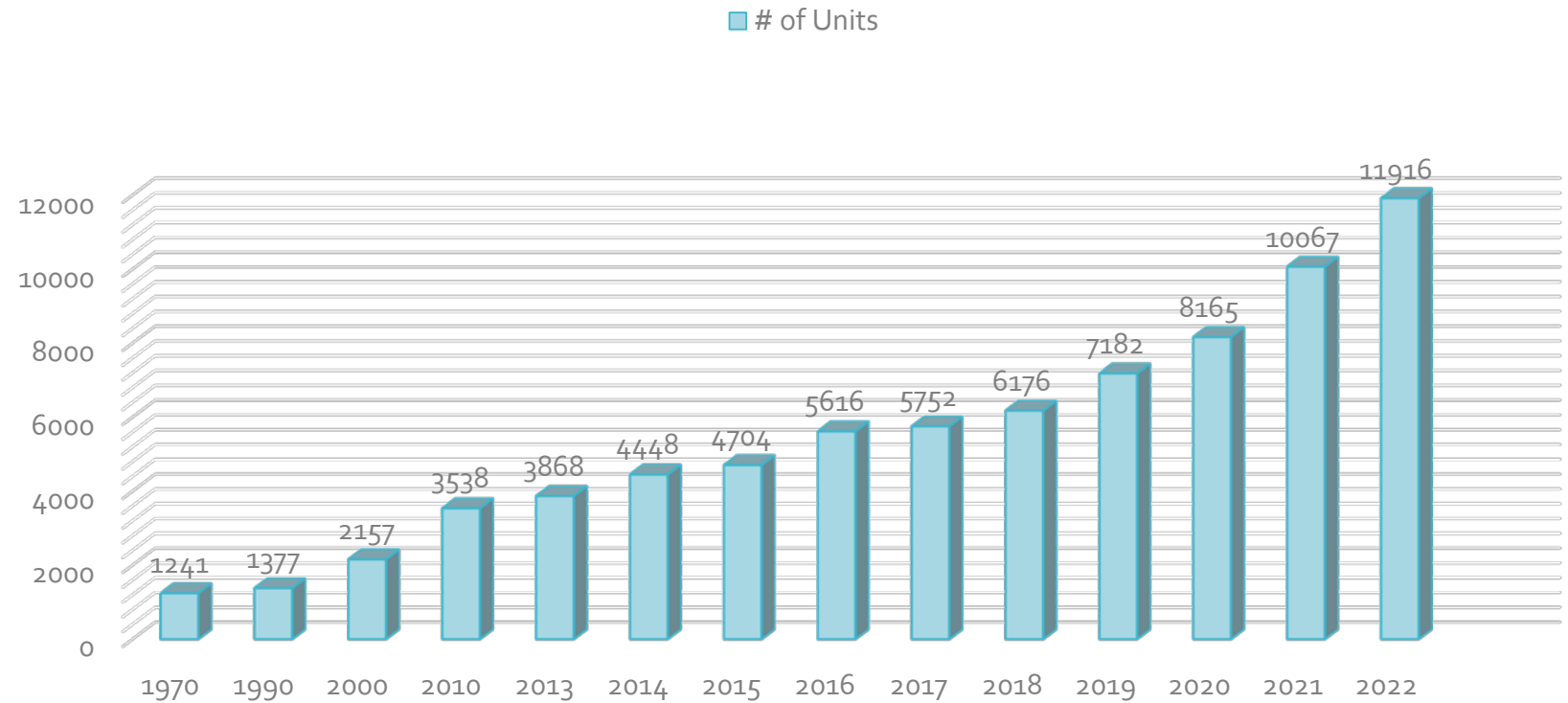
Study Session

October 1<sup>st</sup> 2018

# Historical Overview (Program)

- ❑ Program formally begins in 1981.
- ❑ Modification of fee structure to per unit price in 1993 for both initial inspection and re-inspections.
- ❑ Increased the initial inspection and re-inspection fees in 1995.
- ❑ Increased the initial inspection and re-inspection fees again in 1998.
- ❑ Added Habitability scoring system and Mandatory Crime Reduction program in 2009.

# Historical Overview (Apartment units)



## Section 26-117 (a) 4

### Current

Currently Multi-family inspections are preformed on 100% of the complexes and 100% of the units annually.

### Proposed

Staff is proposing a tiered approach for Multi-family inspections moving forward.

Proposed Tiers  
Section  
26-117 (a) 4

Unit breakdown  
by Apartment  
age

Apartment complex age	Minimum inspection frequency
0-5 years	Compliant basis
6-10 years	25% of the units
11-20 years	50% of the units
21 or more years	100% of the units

Apartment complex age	Number of units existing
Proposed	2312
Under construction	1989
0-5 years	2638
6-10 years	924
11-20 years	1030
21 or more years	1584

## Section 22-367 (b)

### Current

Currently there are no requirements for air conditioning in Apartment complexes.

### Proposed

Add provision requiring air conditioning capable of maintaining an indoor temperature at least 15 degrees cooler than outside but in no case warmer than 85 degrees.

## Section 26-113 (b)

### Current

Annual Multi-family license shall be obtained prior to occupying unit.

### Proposed

Clarify language to require the annual Multi-family license and registration fee due prior to receiving final Certificate of Occupancy for the project.

Section  
26-117 (a)

For 2019-2020  
FY Budget

**Current**

Re-inspection fees are \$20 per unit per violation and capped at a maximum of \$40 per unit.

**Proposed**

Increase re-inspection fees to \$25 per unit per violation and remove the cap.



Questions  
Comments  
Direction

## Multi-family complaint history

Complex age	2015	2016	2017	2018
0-5 years	0	0	0	1
6-10 years	0	0	1	0
11-20 years	3	5	2	4
21 or more	60	33	28	23

90% of recent complaints are from complexes 21 years or older.

8% of recent complaints are from complexes 11-20 years in age.

Less than 1% of recent complaints are from complexes 6-10 years of age.

Less than 1% of recent complaints are from complexes 0-5 years of age.

City	# of Multi-family Units	License fees	Re-inspect fees	Inspection frequency
Addison	8243	\$2.25/unit	N/A	Complaint basis
Allen	5209	N/A	\$5/unit	100% exterior and vacant units annually
Carrollton	17,081	\$13/unit	N/A	5% interior and 5% exterior annually
Cedar Hill	2146	\$13/unit	N/A	10% of units annually
Coppell	3352	\$10/unit	N/A	10% interior and 100% exterior annually
Dallas	279,446	\$6/unit	N/A	10% of units every 1-3 years
Denton	21,131	\$95 per bldg	N/A	Complaint basis
DeSoto	4597	N/A	N/A	Compliant basis
Duncanville	2423	\$10/unit	N/A	10% units annually/interior & exterior complaint basis
Farmers Branch	3855	\$10/unit	\$20/unit	100% annually
Frisco	12,585	\$5/unit	\$150	100% annually

City	# of Multi-family Units	License fees	Re-inspect fees	Inspection frequency
Garland	19,638	\$13/unit	N/A	12% interior and 100% exterior annually
Grand Prairie	20,684	\$13/unit	N/A	100% annually
Irving	52,109	\$13.16/unit	N/A	100% annually
Lancaster	2593	\$15/unit	N/A	100% exterior and vacant units semi-annually
Lewisville	23,320	\$75/unit	N/A	1 unit per floor per building annually
McKinney	14,814	\$25/unit	N/A	100% exterior annually and complaints
Mesquite	13,489	\$13/unit	N/A	100% exterior and 10% interior semi-annually
Plano	35,789	\$10/unit	N/A	100% exterior and 10% interior annually
Richardson	13,611	\$13/unit	\$15/unit	100% annually
Rowlett	863	\$12/unit	N/A	100% exterior and 5% interior annually
The Colony	4869	N/A	N/A	Complaint basis