

Multi-family Inspection Program Proposed amendments

City Council

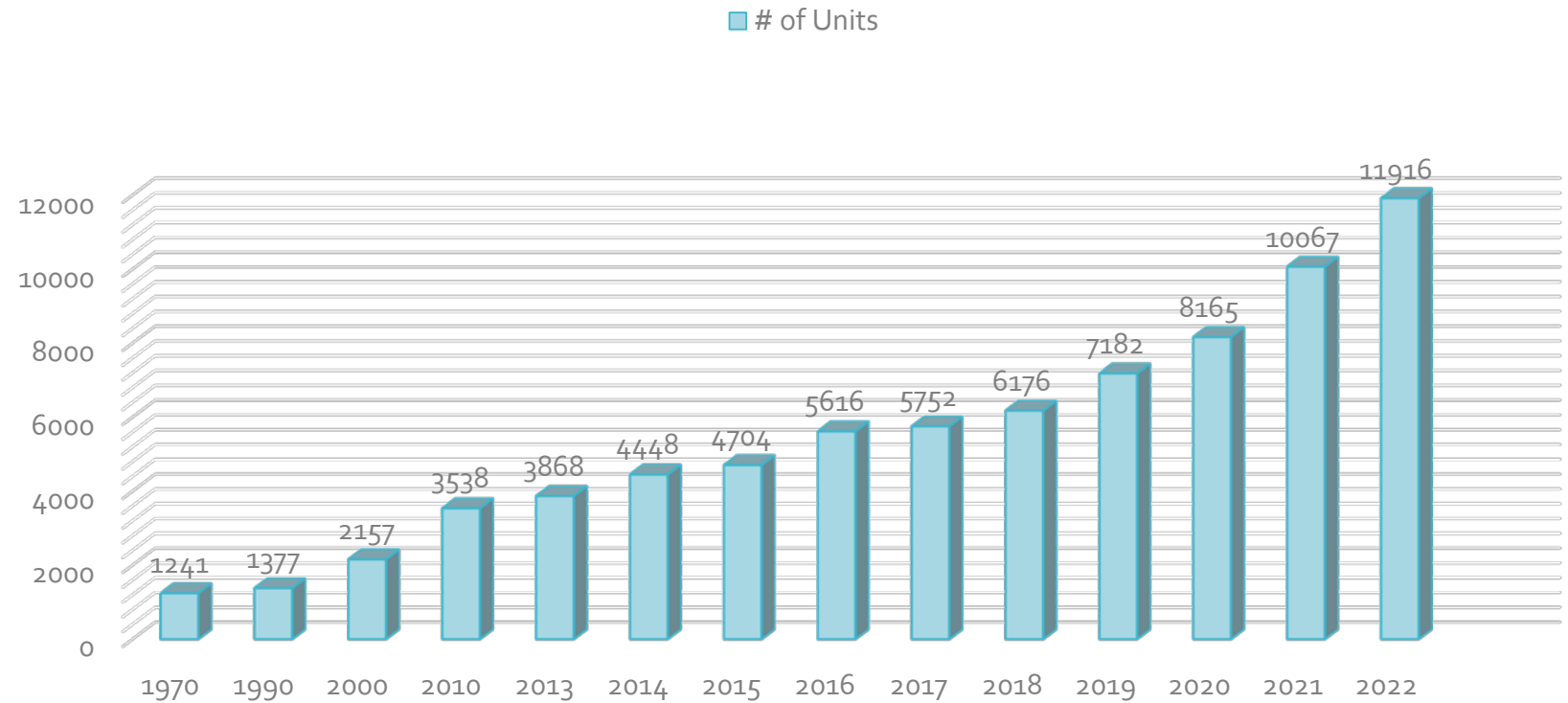
Study Session

October 16th 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 + 100% exterior
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.

Section 26-113 (e)

Current

Upon changing ownership, an apartment complex shall apply for a new license within 30 days of the change and the fee charged on a prorated basis...

Proposed

Upon changing ownership, an apartment complex shall apply for a new license within 30 days of the change. At that time a new license will be issued after 100% of the units have passed inspection and the prorated license fees paid.

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.

Multi-family violation history

Complex age	2015	2016	2017	2018
0-5 years	0	7	0	0
6-10 years	0	0	76	0
11-20 years	0	0	0	0
21 or more	157	1745	388	230

97% of recent violations are from complexes 21 years or older.
0% of recent violations are from complexes 11-20 years in age.
3% of recent violations are from complexes 6-10 years of age.
Less than 1% of recent violations 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 15% interior plus 5 complexes @ 100% interior 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 10 units per complex 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 <i>between 10-100% based upon scoring criteria</i>
Irving	52,109 71,000	\$13.16/unit	N/A	100% annually <i>based on risk level, between 5-10 units annually at each complex</i>
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 <i>No minimum, voluntary sign up – will inspect as many requested</i>
Rowlett	863	\$12/unit	N/A	100% exterior and 5% interior annually
The Colony	4869	N/A	N/A	Complaint basis