



Legislation Text

File #: 24-277, Version: 1

Discuss an amendment to the Code of Ordinances related to Multi-Family inspections.

BACKGROUND:

Chapter 26, Article IV of the Code of Ordinances, attached for your reference, was last updated in October 2018. Under this Code section, apartment complexes have tiered inspection levels based on apartment complex age. Apartments complexes 0-5 years old only require exterior inspections; apartment complexes 6-10 years old require 25% of the total units to be inspected. Apartment complexes 11-20 years old require 50% of the total units to be inspected, and complexes 20 plus years old require 100% of the total units to be inspected.

DISCUSSION:

The City of Farmers Branch has several aging apartment complex infrastructures. Over 50% of these apartment complexes within the City require 100% inspection, requiring significant staff time on multifamily inspections, while there are other necessary tasks that are needing staff's time.

The proposed amendment follows a review of the staff workload and a determination of the best implementation process. Research was conducted with other municipalities to determine best practices for multifamily inspection cadence, levels or tiers, and associated fees.

Staff will present data and proposed updates within Chapter 26 regarding multifamily inspection processes and reinspection fees.

DISTRICT:

Citywide

ATTACHMENT(S):

1. Red Line Changes Chapter 26
2. Draft Proposed Ordinance Chapter 26
3. Presentation