



Legislation Text

File #: ORD-3867, Version: 1

Consider approval of Ordinance No. 3867 amending the Farmers Branch Code of Ordinances, Chapter 26 “Businesses,” Article IV “Apartment Complex Rental” by amending Section 26-111 “definitions” to add a definition for “Code Enforcement Manager” and amending Section 26-117 “Inspections; Reinspections; Certificate of Occupancy” relating to the inspection of apartment complexes; amending Appendix A “Fee Schedule” relating to fees established pursuant to Chapter 26 “Businesses,” Article IV “Apartment Complex Rental”; and take appropriate action.

BACKGROUND:

Chapter 26, Article IV of the Code of Ordinances 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 21 plus years old require 100% of the total units to be inspected. This ordinance will be amended to reflect the new inspection frequency and re-inspection fees.

DISCUSSION:

At the May 7, 2024, Study Session, staff presented the proposed amendment to the City Council for feedback. This agenda item seeks approval of Ordinance No. 3867.

The proposed change is to Chapter 26 of the Property Maintenance Code. This will change the existing inspection frequency of 0-5 years - exterior only, 6-10 years - 25% of total units, 11-20 years - 75% of total units, and 21 plus years - 100% of total units. The new inspection frequency will be 0-3 years - exterior only, and 3 plus years - 10% of total units up to 100% as needed based on inspection performance. It will also change the re-inspection fee from \$25 per violation per unit to \$150 per unit. This will assist in allowing staff to conduct more efficient multi-family inspections.

DISTRICT:

City Wide

POSSIBLE COUNCIL ACTION:

1. I move to approve Ordinance No. 3867 as presented.
2. I move to approve Ordinance No. 3867, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Ordinance No. 3867
2. Red-Line Chapter 26