



City Council Agenda Item Summary Report

Meeting Date: April 21, 2020			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of an Ordinance amending the Code of Ordinances by providing requirements for the annual registration and inspection of multi-family and single-family rental housing.			
Attachments: Ordinance			

Item Summary:

This proposed ordinance creates a rental registration program for the City of Forney. A rental registration program identifies code violations and problem properties through inspection and deters landlords from engaging in deferred maintenance or lax property management.

According to a study completed by the University of Texas School of Law, a rental registration program is essential in helping a city identify dangerous properties. The study identified several major cities where a new program had a major influence. For example, before Seattle adopted a mandatory registration program, a study found that 78 percent of the buildings had unreported code violations. In Memphis, a new program found that 35 percent of multi-family properties had serious code violations. And in San Francisco, tenants stated that before a registration program they had a fear of retaliation if a code issue was reported.

The ordinance establishes an annual registration and inspection program for all single-family and multi-family rental units. Community Development will oversee the registration process and will complete the annual inspections. Inspections will be exterior and interior to ensure that the property meets minimum fire, building and health standards that could affect the safety of the tenants and property.

The cost to the property owner is an annual fee of \$15 for a multi-family unit and \$50 for a single-family unit. The property owner will also be responsible for the cost of any repairs or maintenance noted during the inspection.

Recommendation:

Staff recommends approval, with an effective date of January 1, 2021. This will allow time for staff to educate the public about the program and to complete early registration of rental properties.