



City of Dallas

Vacant Lot Registration Program

**Public Safety Committee
March 2, 2021**

Carl Simpson, Director
Code Compliance
Services Department
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Issues/Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps



Background/History



Chapter 48 “Vacant Buildings”

Adopted June 2008

Vacant Buildings Only

Commercial/Residential



Nov 5, 2019 at 10:58 AM



Background/History



Monitoring of properties

Re-occupancy or demolition

Partnership/Voluntary Compliance

Public Safety



Background/History



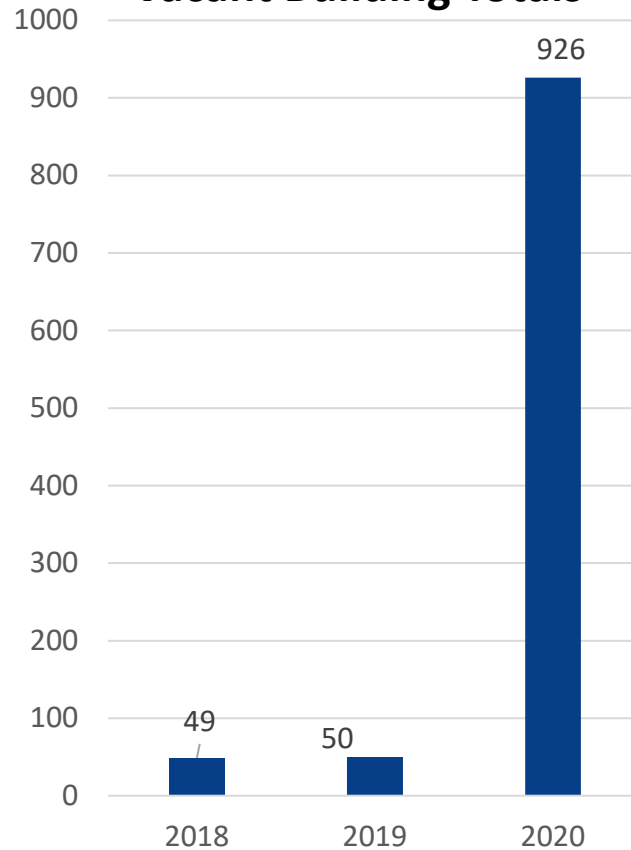
603 Munger
608 S Harwood
2011 Young
2104 Jackson
508 Park Ave
1823 Cadiz St
2117 Commerce
911 Elm St
901 S Ervay



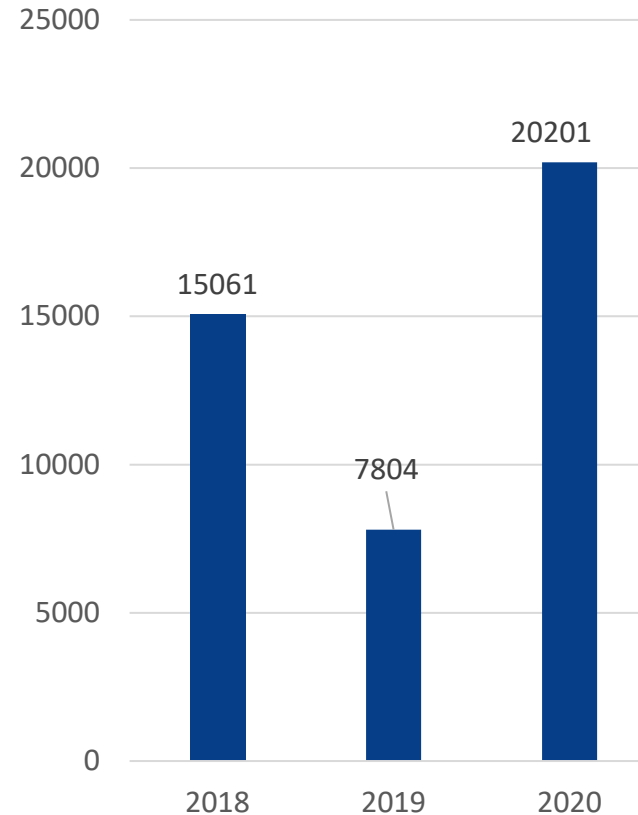
Background/History



311 Service Request Vacant Building Totals



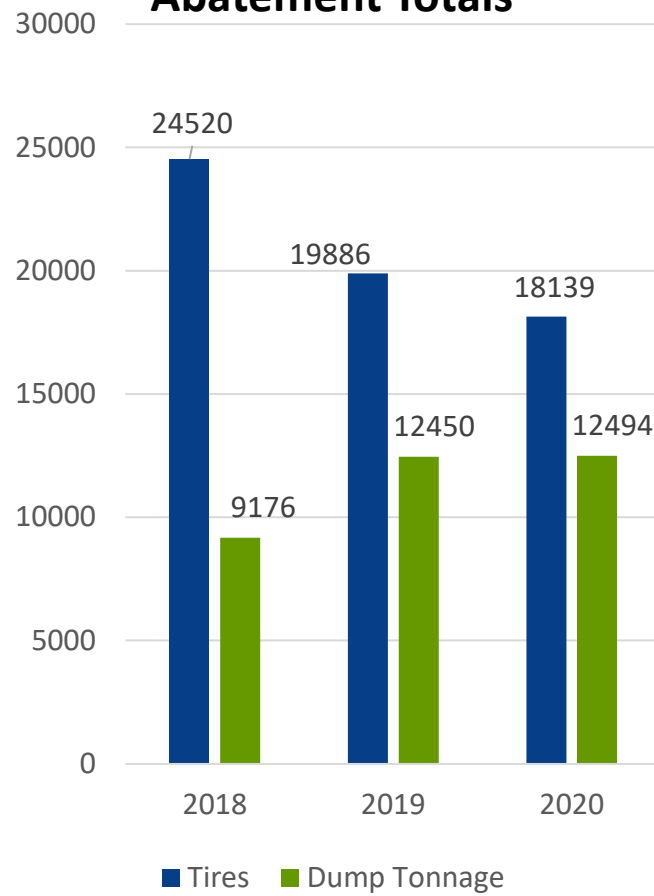
311 Service Request Vacant Lot Totals



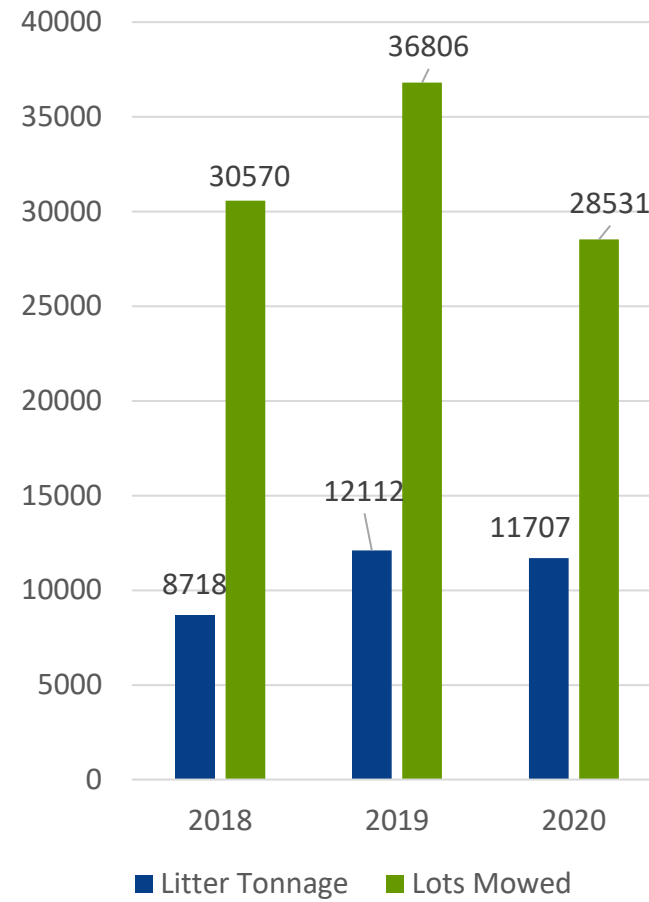
Background/History



Illegal Dumping Abatement Totals



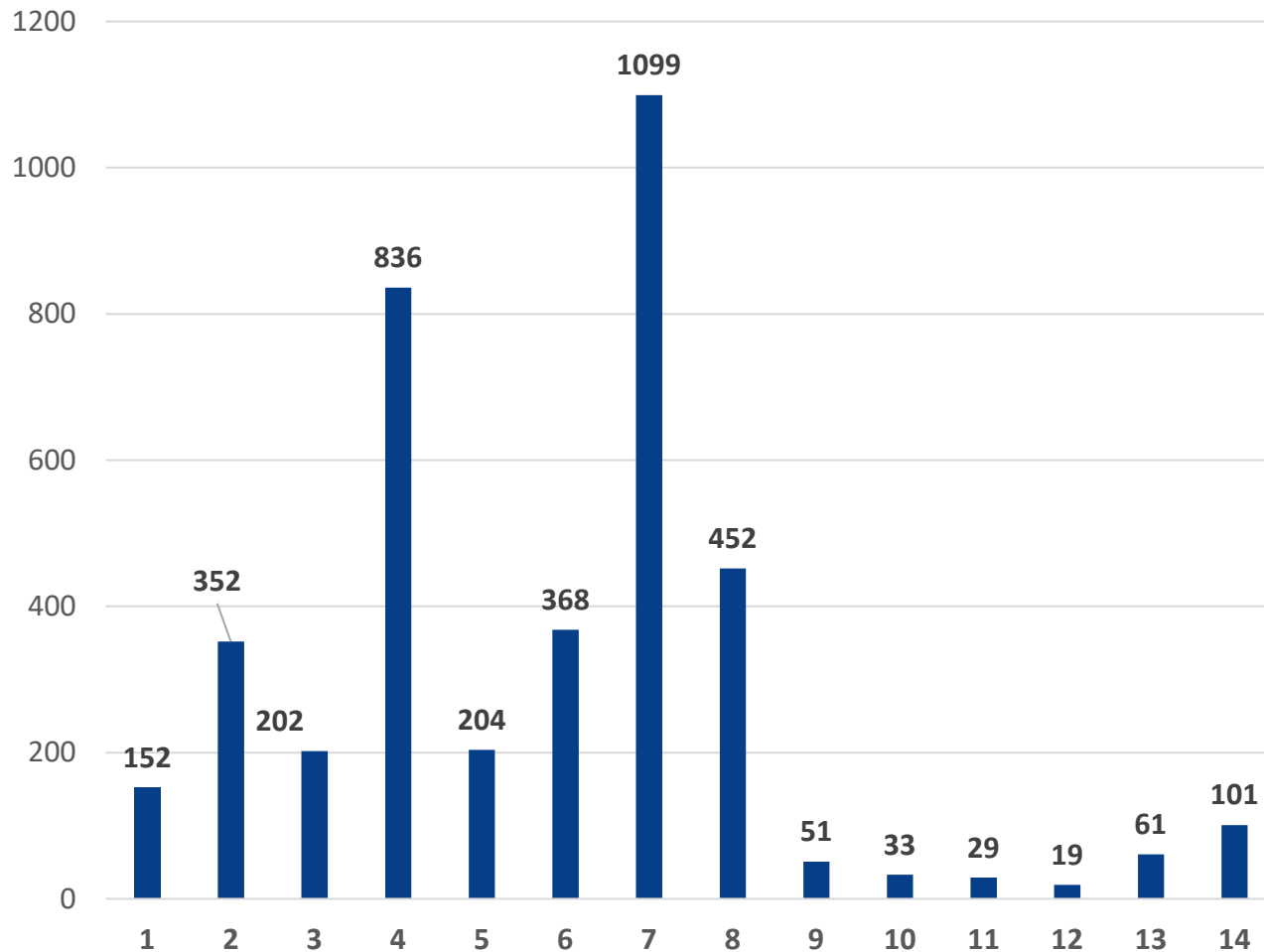
Mow Clean Totals



Background/History



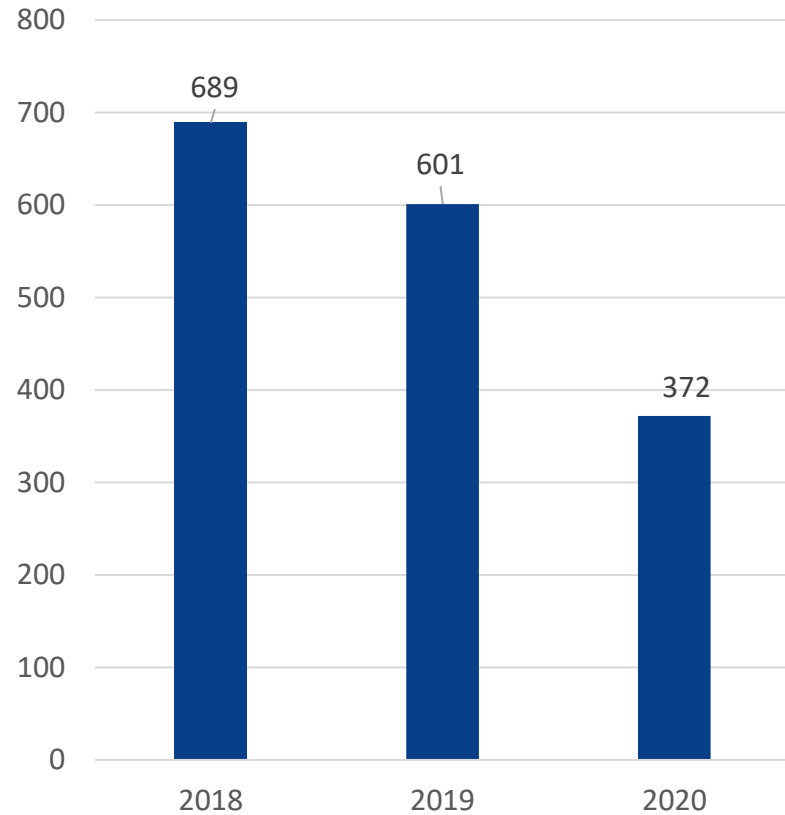
Vacant Properties Identified by Council District



Background/History



Number of Vacant Buildings Secured



City Vacant Property Programs



Austin

Corpus
Christi

El Paso

Houston

San Antonio

Sacramento

Detroit

Miami

Chicago

Columbia



Purpose of the Plan



**Owner
Accountability**

**Promote
Economic
Vibrancy**

**“Increase
Quality of Life”**

**Faster
Voluntary
Compliance**

**Reduction of
Crime/Blight**



Jun 8, 2020 at 1:07 PM



Issues/Operational Concerns



**Illegal
Dumping**



**Litter &
Weeds**

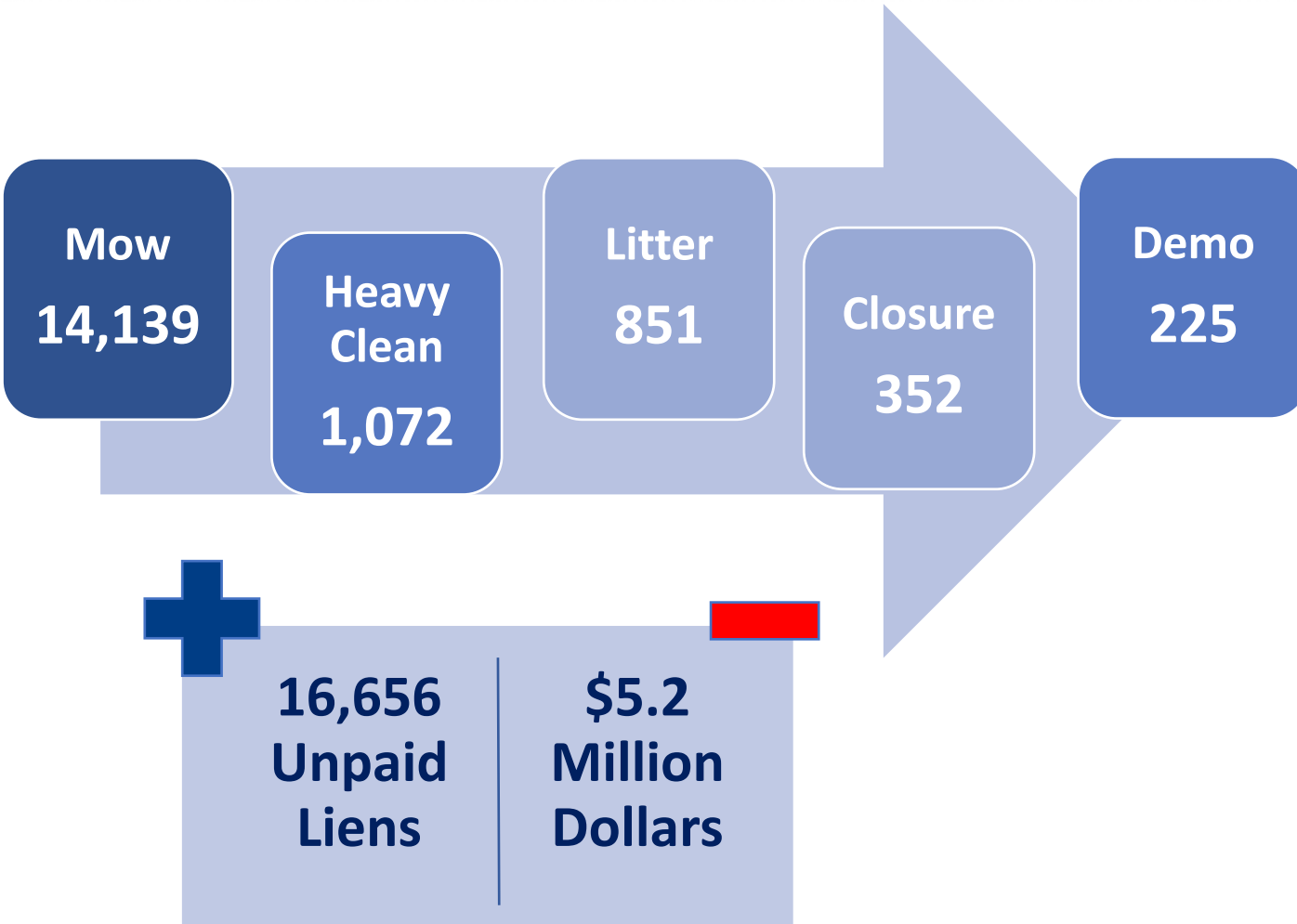


Graffiti



**Open &
Vacant**

Issues/Unpaid Liens



Proposed Action/Strategic

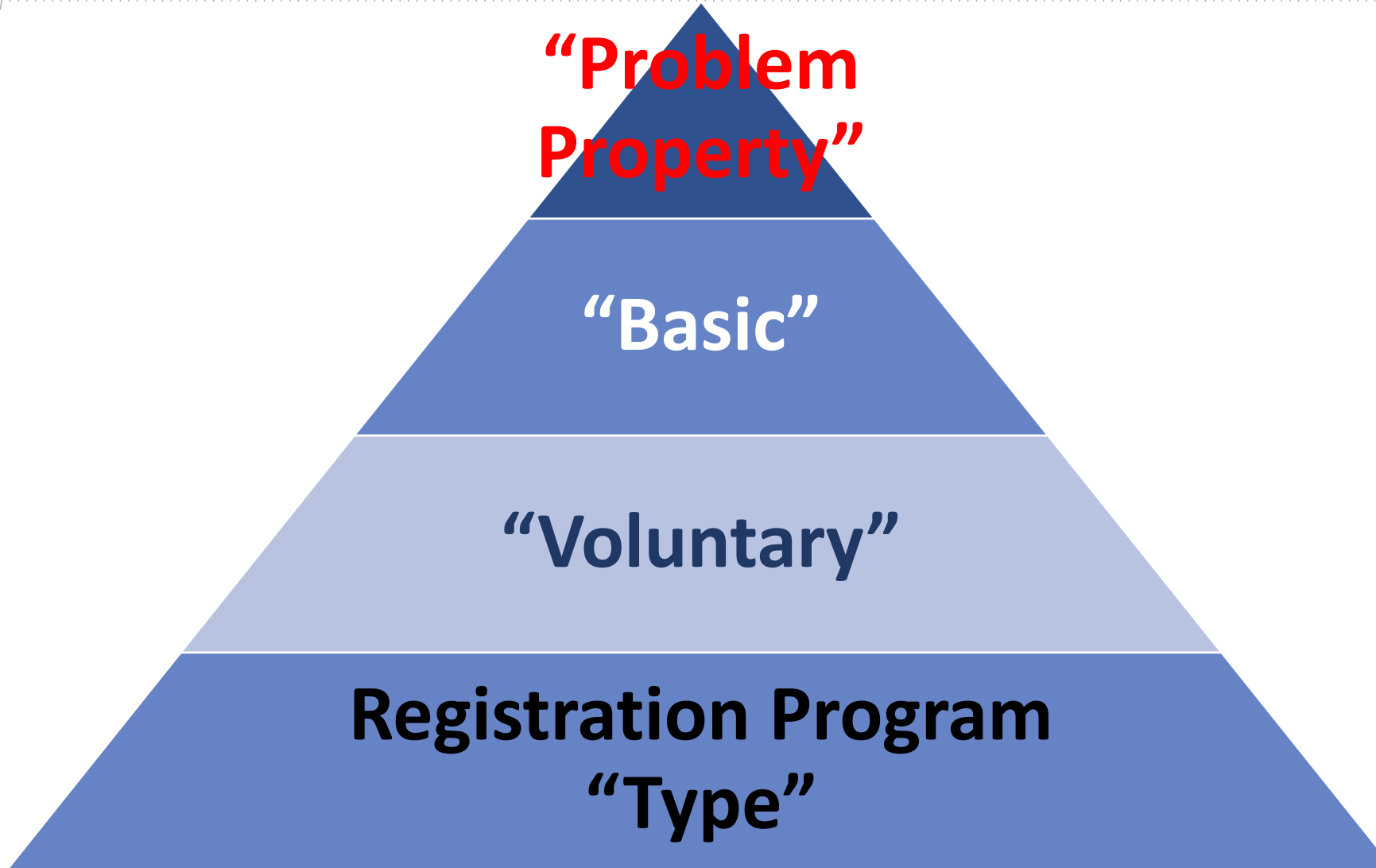


**Registration
Program**

**Repetitive Nuisance
Properties
Monitoring
Inspections
Periodic Evaluation**



Staff Recommendation



Registration Types



“Voluntary”

- Free
- Optional to Property Owners
- Partnerships
- Communication
- Faster Resolutions
- Minimize City Costs and Crime



Registration Types



“Basic”

- **Required when 2 or more non-complied violations occur in a 6 month period**
- **No longer required when only 1 non-complied violation occurs in a 12 month prior after initial registration**



Registration Types



“Problem Property”

- Required when 3 or more non-complied violations occur in a six month period
- No longer required when only one non-complied violation occurs in a 12 month prior after initial registration



Registration Types



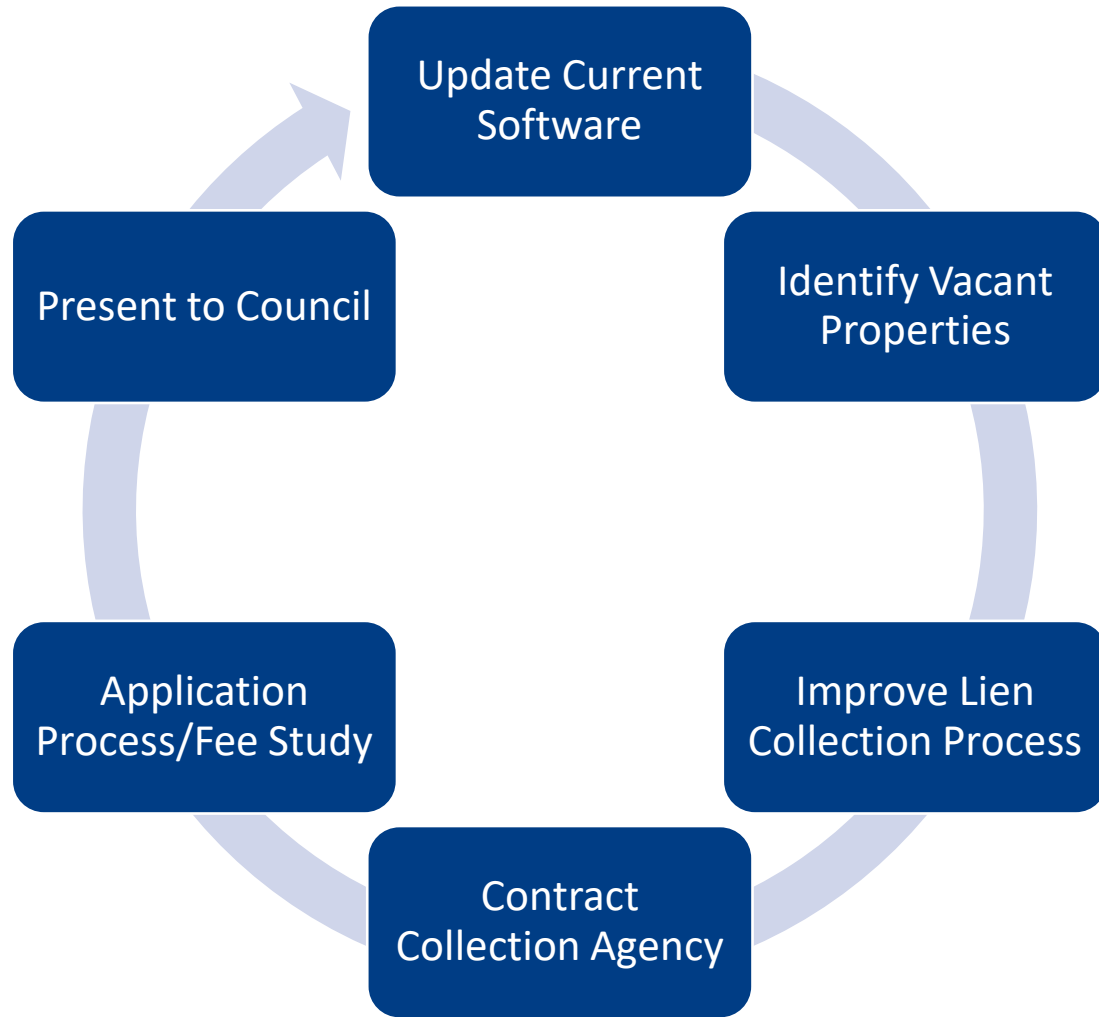
Jun 27, 2019 at 11:57:50 AM
203 Landis St
Dallas TX 75203
United States

“Monitoring Fees”

- Required only when:
- Code responds to 311 Service Request and confirms violations
- Code may proactively monitor locations every 30 days



Staff Recommendations



Next Steps



May 2021	Software Database Enhancements
FY 2022	Improve Lien Collection Process
May 2021	Submit Proposed Ordinance to Council
September 2021	Fee Study/Registration Fees





City of Dallas

Vacant Lot Registration Program

**Public Safety Committee
March 2, 2021**

Carl Simpson, Director
Code Compliance
Services Department
City of Dallas