



Legislation Details (With Text)

**File #:** 21-2141      **Version:** 1      **Name:**

**Type:** CONSENT AGENDA      **Status:** Approved

**File created:** 10/27/2021      **In control:** Department of Code Compliance

**On agenda:** 12/8/2021      **Final action:**

**Title:** An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Sections 27-30, 27-31, 27-32, 27-38 and 27-42; (1) providing clarification for the certification of inspection; (2) providing a modified number of units required for a fulltime property manager; (3) providing clarifying language on defense to prosecution; (4) providing updated fees; (5) providing criteria for initial and continued self-certification; (6) providing criteria for required training; (7) providing a penalty not to exceed \$2,000.00; (8) providing a saving clause; (9) providing a severability clause; and (10) providing an effective date - Financing: No cost consideration to the City

**Sponsors:**

**Indexes:** 100

**Code sections:**

**Attachments:** 1. Ordinance

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Quality of Life

**AGENDA DATE:** December 8, 2021

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Code Compliance

**EXECUTIVE:** Jon Fortune

**SUBJECT**

An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Sections 27-30, 27-31, 27-32, 27-38 and 27-42; **(1)** providing clarification for the certification of inspection; **(2)** providing a modified number of units required for a fulltime property manager; **(3)** providing clarifying language on defense to prosecution; **(4)** providing updated fees; **(5)** providing criteria for initial and continued self-certification; **(6)** providing criteria for required training; **(7)** providing a penalty not to exceed \$2,000.00; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** providing an effective date - Financing: No cost consideration to the City

**BACKGROUND**

Code Compliance Services enforces Chapter 27, Article VII "Registration and Inspection of Rental Properties and Condominiums". The current process includes property registration and a comprehensive interior and exterior inspection of multi-tenant and single-family rentals. Multi-tenant

properties are inspected at least once every three years with inspections ranging from one to four hours depending on the size of the property. Single-family properties are inspected at least once every five years with inspections ranging from thirty minutes to one hour. Inspections can be more frequent as violations are received.

This item amends Chapter 27, Article VII to add a voluntary self-certification process for rental properties in good standing. Self-certification includes one initial inspection and based on the findings during this inspection, the property will be cleared to participate in this program. Self-certified properties are exempt from city staff inspections but are subject to be audited at any time. Properties participating in this program will be required to conduct their own interior and exterior inspections. This action will also streamline the registration process increasing participation. The Self-Certification program will allow Code Compliance officers to focus on the more problematic rental properties.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.