

**CITY COUNCIL
COMMUNICATION:**

03-147

AGENDA:

MARCH 24, 2003

SUBJECT:

ALTERNATIVE TO THE
PORTION OF THE
NEIGHBORHOOD
INSPECTION RENTAL
CODE AND
RESIDENTIAL PUBLIC
NUISANCE CODE
WHICH DEALS WITH
RE-INSPECTION FEES

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM 52-I

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

On November 18, 2002, Council adopted a change in the fees for rental inspections and increased the term of the rental certificate. Council has asked for an alternative proposal to the charges for first re-inspection (properties that do not pass initial inspection and must be re-inspected to insure that the violations have been corrected). The code currently includes a fee of \$100 for the first unit requiring re-inspection, \$50 for the second unit, and \$25 for all subsequent re-inspections.

FISCAL IMPACT —

Fiscal Year (FY) 2003-04 budget reflects a \$900,000 revenue from rental inspections. This proposal will reduce that figure to approximately \$800,000. The Budget was adopted to accommodate this change if Council adopts the change.

RECOMMENDATION —

Receive and file. This is in response to Council Request.

BACKGROUND —

This proposal is offered as an alternative at the request of the Council.

This provision is applicable only to rental properties that do not have more than two violations per unit, cumulative per structure, on a renewal inspection and who have not had more than two violations per unit, cumulative per structure, on the past two renewal inspections for the structure. The landlord may certify in writing to the Neighborhood Inspection Division that the violations have been corrected. These properties would be, in essence, self-certifying compliance, and as such not need the re-inspection, and avoid the re-inspection fee. This process would be in recognition of their performance and a record of good compliance.

In essence, this system would give an incentive for landlords to monitor and correct problems before the scheduled City inspection. Those properties that continue to have problems would still need to be re-inspected and pay the required re-inspection fee.

For example, a four-plex could have no more than eight violations for the entire building, and in the previous two years. This could be two violations per unit or eight violations in one unit and none in the balance of the

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building, or any combination thereof.

As this would be a new system introducing incentives and self-certification of completion, the Neighborhood Inspection Division will monitor compliance on a sample basis. In addition, the City will track the number of properties that are meeting the self-certification criteria.

As suggested, the process and results will be examined and a report made to Council at the end of the first year of experience.

