



Agenda Item:

74A

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 09/27/04
04-462

Communication No.:

Agenda Item Type: Ordinance
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Proposed Amendment to Rental Housing Inspection Fees.

SYNOPSIS—

During the months of June and July of this year the City hired Maximus to assess the rental housing inspection fees charged by the City. This reduction of fees reflects the actual costs as determined by Maximus. The new fee schedule reflects increases in some fees and decreases in others, but the overall impact is a reduction of \$105,234 to the City's general fund revenue per year.

FISCAL IMPACT—

Decrease of \$105,234 in general fund revenue per year.

RECOMMENDATION—

Approval

BACKGROUND—

On November 18, 2002, Council approved an increase in rental housing inspection fees. Those fees had not been increased in eleven years. The increases represented staffs best

recommendation of the actual cost of providing this service. There was significant opposition from landlords at the time the fees were adopted. That opposition has continued.

In June and July of 2004 Council hired Maximus to determine the costs of these services. Staff agreed with the Iowa Landlords Association that we would stand by the Maximus report. Staff has reviewed the report and concurs that the report accounts for all costs, given the methodology used. Staff proposes that the City engage Maximus to conduct a comprehensive review of all our fees.

On September 2, 2004 staff met with representatives of the Iowa Landlords Association who agreed to recommend approval of the new fees and the refund process. On September 8, 2004 the Housing Appeals Board voted to recommend the new fees and the refund process associated with the fee reductions.

The following is the recommended fee schedule:

Proposed Amendment to Rental Housing Inspection Fees

Single Family, mobile home, condominium Renewal Inspection	\$ 85.00
Single Family, mobile home, condominium Initial Inspection	\$120.00
Single Family, mobile home, condominium re-inspection	\$ 53.00
Duplex renewal inspection	\$108.00
Duplex initial inspection	\$142.00
Duplex re-inspection one unit	\$ 53.00
Duplex re-inspection two units	\$ 68.00
Multiple Unit inspections renewal or initial = \$108 for the first 2 units + \$18.50 for each additional unit.	
Multiple unit re-inspection one unit	\$ 53.00
two units	\$ 68.00
+ \$15 for each additional unit	
Rooming house inspection initial and renewal first two units +\$7.50 for each additional unit	\$108.00
Rooming house re-inspection first one unit +5.00 for each additional unit	\$ 53.00
HAB compliance inspection	\$200.00
HAB appearance inspection	\$500.00