



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 02/07/05  
No.: 05-050  
Agenda Item Type: Ordinance  
No.:

Communication

Roll Call

Submitted by: Larry Hulse, Community Development, Director

### SUBJECT—

Extended family Exempt from Rental Housing Certificates

### SYNOPSIS—

In the current Rental Housing Ordinance certificates are required for dwellings occupied by members of the owners immediate family, if the owner does not reside in the residence. This change would exempt the property owner from the requirement of a certificate if their parents, children, grandchildren or great grandchildren lived in the property.

### FISCAL IMPACT—

This would reduce the number of single-family certificates by 20-25 in the first year, approximately \$1,700 to \$2,100 per year.

### RECOMMENDATION—

Approval

### BACKGROUND—

The requirement for a rental certificate was added to the Rental Housing Code approximately 12 years ago. The purpose of adding it to the code at that time was that properties with relatives of

the titleholder were creating specific neighborhood problems (specifically junk and debris issues), which the Neighborhood Inspections Division has other means to deal with today.

The Neighborhood Inspections Division finds approximately one illegal rental unit per week. A small percent of those are extended family situations. This ordinance change will reduce potential future revenue where those properties are located.

The requirement for a rental certificate under these circumstances should be changed to avoid. Example: 1) Mom and Dad have their daughter and their son-in-law living in the single family home owned by Mom and Dad, 2) son and daughter own a duplex, live in one side and have her mother and father living in the other side.