

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: February 20, 2017
	Agenda Item No. 53 Roll Call No. <u>17-320</u> Communication No. <u>17-082</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Amendments to Chapter 60, the Housing Code, of the Municipal Code of the City of Des Moines.

SYNOPSIS:

The amendment strikes the current Chapter 60 in its entirety and enacts a redrafted ordinance to clarify the adoption of the 2015 International Property Maintenance Code, that enforcement procedures are applicable to the entire Chapter, mandate compliance with a notice of violation prior to contract sale, amend the schedule of fees and the administrative penalties and correct scrivener errors.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Adopts the 2015 International Property Maintenance Code.
- Move all the enforcement tools to Article II, Division I, Subdivision 1, to make it clear that they apply to the entire Chapter.
 - Emergency actions;
 - Costs of emergency actions; and
 - Civil actions; alternative relief.
- Directs that rentals under a violation notice must be in compliance prior to being sold on contract. This is an effort to stop property owners from choosing to sell a property rather than bring it into compliance with the rental code. Often times the person buying is the occupant that does not have the means to improve the property.
- Correct various scrivener's errors in the text.
- Correct code citations in the administrative penalties and fees.

PREVIOUS COUNCIL ACTION(S):

Date: August 8, 2016

Roll Call Number: [16-1332](#) and [16-1333](#)

Action: [Amending](#) Chapter 60 of the Municipal Code, Neighborhood Inspection Rental Code, regarding residential property maintenance code, public nuisance code and real estate contract sales

inspection. Moved by Hensley that this ordinance be considered and given second vote for passage. Motion Carried 7-0.

- (A) [Final](#) consideration of ordinance above (waiver requested by the City Manager), requires six votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,495](#). Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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