

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 8, 2017
	Agenda Item No. 64 Roll Call No. <u>17-807</u> Communication No. <u>17-397</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Adoption of a point of sale contract inspection program.

SYNOPSIS:

In order to continue to stabilize the housing stock in the City of Des Moines it is crucial to create a point of sale contract inspection program that ensures necessary repairs are made to homes to ensure habitability and safety of occupants.

FISCAL IMPACT:

Amount: \$275,147 in FY17

Funding Source: 2017-2018 Operating Budget page 49, fund is G001

ADDITIONAL INFORMATION:

The ordinance would:

- Require an inspection before the contract is entered
- Use the same requirements for compliance as contained in the rental code
- No occupancy if there are life and safety issues
- The owner or contractor would have 30 days to bring the structure into compliance or
- The owner and contract buyer can enter a renovation agreement for more time
- If not complied the matter would be referred to the Housing Appeals Board who can;
 - Grant an extension of time or
 - Issue fines and/or
 - Referral to legal for prosecution

PREVIOUS COUNCIL ACTION(S):

Date: February 20, 2017

Roll Call Number: [17-0320](#), [17-0321](#), [17-0322](#), and [17-0323](#)

Action: On adoption by reference in Chapter 60 of the International Property Maintenance Code 2015 Edition. ([Council Communication No. 17-082](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

- (A) First consideration of ordinance above. Moved by Westergaard that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

- (B) Final consideration of ordinance above (waiver requested by the Community Development Director), requires six votes. Moved by Westergaard 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, [#15,562](#). Motion Carried 7-0.

- (C) Amendment to the schedule of Administrative Penalties. Moved by Westergaard to adopt. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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