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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> June 12, 2017  |
|  | <b>Agenda Item No.</b> 49<br><b>Roll Call No.</b> <u>17-1006</u><br><b>Communication No.</b> <u>17-465</u><br><b>Submitted by:</b> Phillip Delafield,<br>Community Development Director |

**AGENDA HEADING:**

Adoption of a point of sales 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 the habitability of the structure and the safety of occupants.

**FISCAL IMPACT:**

Amount: \$275,147 in FY17

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

**ADDITIONAL INFORMATION:**

- On May 8, 2017 the City Council passed first reading and asked staff to meet with real estate investors to discuss amendments to address their concerns. Staff members held a meeting and suggested amendments to the ordinance. The new proposal includes:
  - A new set of inspection standards for contract sale inspections
    - Foundation in good repair
    - Windows and screens in good repair
    - Siding and roof in good repair and impervious to water
    - Electrical, plumbing, mechanical systems be in safe working order (repaired with permits)
    - Structural components of the building be in good repair
  - Allow renovation agreements to extend time for repairs
  - A fine of \$500 for failure to comply
  - Housing Appeals Board can extend time or approve further enforcement
  - Use City inspectors for inspections and enforcement

**PREVIOUS COUNCIL ACTION(S):**

Date: May 8, 2017

Roll Call Number: [17-0807](#)

Action: [Amending](#) Chapter 60 of the Municipal Code regarding real estate contract sales inspections. [Council Communication No. 17-397](#) Moved by Gatto that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).