



Rental Registration Program Fact Sheet

The City Council held two public hearings (October 26, 2017 and October 25, 2018) regarding the research and potential establishment of a rental registration program and minimum standards for rental dwelling units within the City of Lake Dallas.

The Rental Registration Program requirements as proposed will apply to all rental dwellings within the City of Lake Dallas. An annual registration shall be filed by the owner/owners of all property in which a rental dwelling exists.

The program is designed to protect the health, safety and welfare of the residents of the City of Lake Dallas.

The program will allow the ability to inspect both the interior and exterior of the structures within the City.

All rental properties will be impacted within the City of Lake Dallas as all rental properties must register and pay a nominal fee.

As proposed, the registration fee of \$50 a year breaks down to roughly \$4.17 a month.

As proposed, there is no cost for the initial inspection; however, there is a fee for each unit subsequent inspection.

As defined, a tenant is any person who occupies a dwelling unit for living or dwelling purposes with a landlord's consent.

COMPONENTS OF THE RENTAL REGISTRATION PROGRAM

Registration:

- An owner of real estate within the City of Lake Dallas must register all real estate erected or maintained as a rental unit upon the approval of the ordinance by City Council.
- Owners of rental property are required to register their properties annually or within Thirty days (30) of obtaining title to any rental housing real estate.
- Applicants must submit a complete and accurate application form.

Residential Rental Dwelling Unit /Building Registration Fees (per unit):

- Free for the 1st 90 days of the initiation of the Program
- Single-Family Dwelling Units – \$50.00
- Duplexes – \$50.00
- Manufactured Housing – \$50.00
- Multifamily rental units – \$50.00 x 10% of the units
- Late registration fee (per rental unit) – \$100.00

Rental Dwelling Unit Inspection Fees:

- Initial Inspection – NO CHARGE
- Reinspection Fee – \$120.00 per unit

BENEFITS OF THE RENTAL REGISTRATION PROGRAM**Safety:**

- The City of Lake Dallas will be able to contact owners or landlords if an emergency occurs.
- Potential unsafe or unsanitary conditions should be lessened as a result of increased inspection activities.

Neighborhood Stability and Property Value Protection:

- Rental properties will be inspected more often, which will prevent minor code infractions from developing into major problems.
- This protects the neighborhood character, as well as the value of property for landlords and adjacent homeowners.
- Over time, increased inspections under the rental registration program will result in better-maintained housing within the City of Lake Dallas- thereby increasing property values and improving neighborhoods.

Rental Accountability:

- The Rental Registration Program will be yet another tool for accountability for the maintenance and safety of properties.
- As a result of the program inspections, property owners/tenants will have a record available pertaining to the condition of the property upon each change in tenancy.

Frequently Asked Questions (FAQs)

Q: Why did the City of Lake Dallas consider a Rental Registration Program?

A: Per direction of the City Council to address the needs of the aging housing stock in the City of Lake Dallas, as well as address complaints which are regularly received by the City regarding housing structures in disrepair and common code violations.

Q: Does this program apply to all rental properties?

A: Yes. This program applies to all single-family, two-family/duplex, multi-family, townhomes, and manufactured homes which serve as rental properties.

Q: Will my rental unit be inspected regularly?

A: Yes. Rental units will be inspected yearly, upon a change of tenancy, and upon change of ownership. However, if the subject property is inspected and there are no issues, there will be no inspection required the subsequent year.

Q: What happens if I fail to register my property?

A: If approved, each violation of the proposed ordinance would be punishable up to \$500, each day the violation occurs and each day can be determined as a separate offense.

Q: Who is responsible for paying the registration and inspection fee?

A: The property owner is required to pay the fees.

Q: How does this program help me?

A: Registration of rental property units and establishment of minimum housing standards ensures complaints are dealt with in a timely manner and rental units are maintained in a safe and habitable condition. Both the property owner and tenant benefit since there will be record that the property was rented in a safe and habitable condition.

Q: I've owned a rental property in the City of Lake Dallas for years – AM I GRANDFATHERED and exempt from the new ordinance?

A: No. All rental properties are subject to these regulations.