



City of Lake Dallas
January 2019

Rental Registration Program
Public Meeting Discussion





Rental Registration Program

- A tool for identifying and remedying dangerous code violations in rental properties.
- Requires registration of rental property with the City of Lake Dallas with basic information




How did we get here

City Council Workshops

- October 26, 2017
- October 25, 2018

Next City Council Workshop

- February 14, 2019
- Staff will share input from public meetings



Purpose of the Rental Registration Program

- Protect the Health, Safety and Welfare of the residents of the City of Lake Dallas
- Protect the integrity of surrounding residential structures (Property Valuation)
- Ability to inspect interior and exterior
 - Enhanced inspection of the exterior
 - Provide the ability to inspect the interior of the structure



Who Will be Impacted?

- All Rental Properties within the City of Lake Dallas
 - Single-Family
 - Duplex
 - Multi-Family
 - Manufactured Homes



Determination of Rental Properties

- Denton Central Appraisal District
- Lake Cities Municipal Utilities Authority
- Republic Waste Services



Who is considered a renter?

- *Tenant* means any person who occupies a dwelling unit for living or dwelling purposes with the landlord's consent.



How Will the Program Look?


● Registration

- Every residential rental property
- Fees are annual
 - Fees are due by the last day of the registration month
 - Exception: No Impact Registration – 1 calendar year
- Must register property upon:
 - Change of tenancy
 - Change of ownership
 - Yearly
- Permits are valid only for the unit issued, except multi-family



How it will work?

- Visual Inspections conducted by the Code Compliance Officer
 - Building Official and/or Fire Marshall, if necessary
- Follow the Dangerous Structure process if necessary



2015 International Property Maintenance Code

- To **protect the health, safety, and welfare** of the citizens of the city by establishing minimum standards and regulations by regulating use and maintenance of structures, buildings and properties within the city.
- Minimum standards are established with respect to utilities, facilities, and other physical components essential to make structures safe, sanitary, and fit for human use and habitation.

Proposed Fee Structure

● *Rental Dwelling Unit Registration Fees:*

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



Proposed Fee Structure

Rental Dwelling Unit Inspection Fees:

- Initial Inspection – NO CHARGE
- Reinspection Fee – \$120.00
- No inspection fee will be charged if an inspection is conducted and no violations are found



Breakdown of Program Costs

Personnel Cost	\$18,167
Vehicle Cost	\$733
Operation Cost (multiplier)	<u>\$830</u>
Total	\$19,730
Cost per unit (assuming 150 units)	\$131.53



In Conclusion

What the Program is...

- To protect the health, safety and welfare of all residents
- To gain Compliance
- To protect the integrity of surrounding residential structures (Property Valuation)

What the Program is not...

- To generate additional revenue
- To Penalize property owners and renters