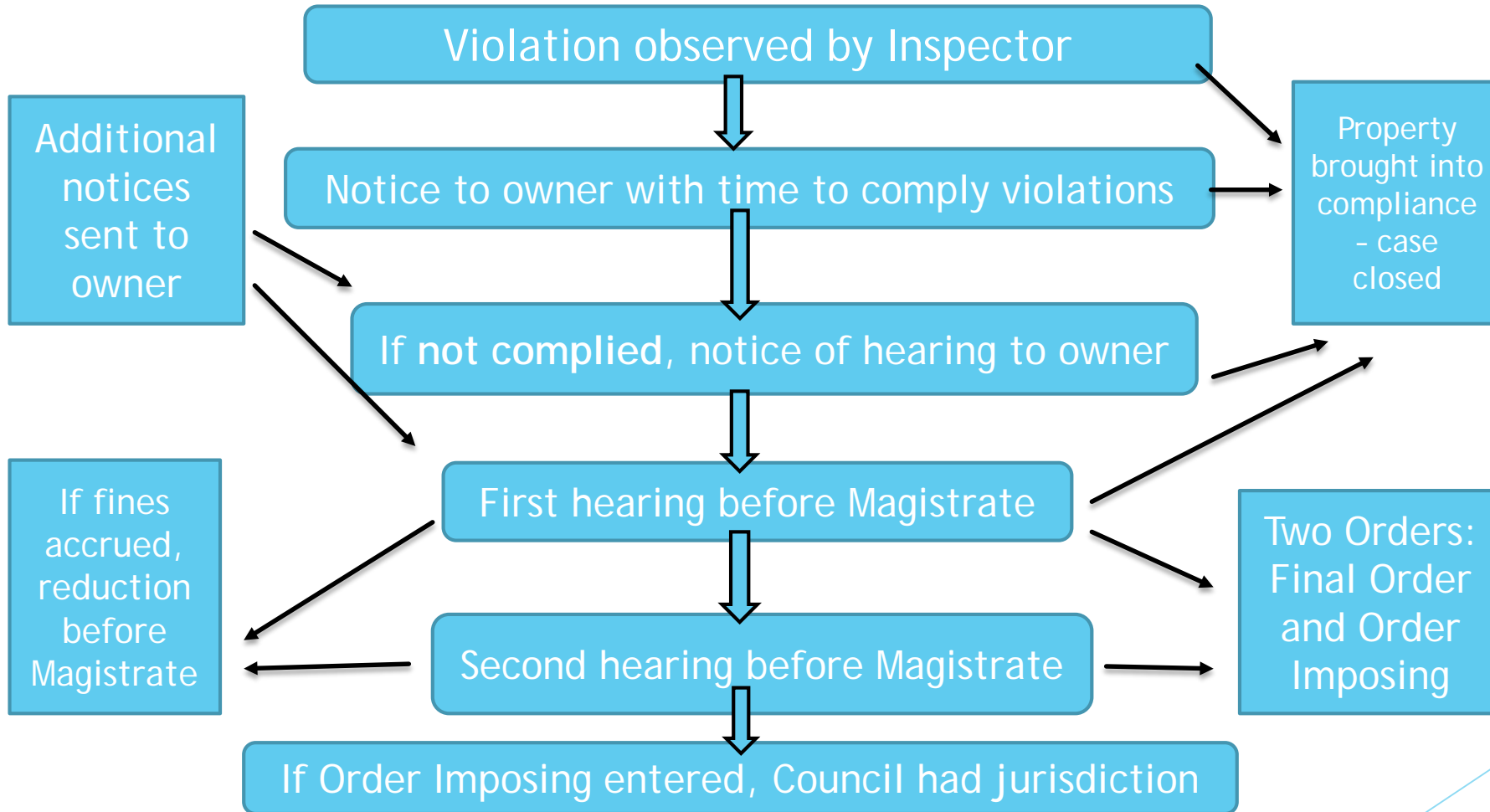


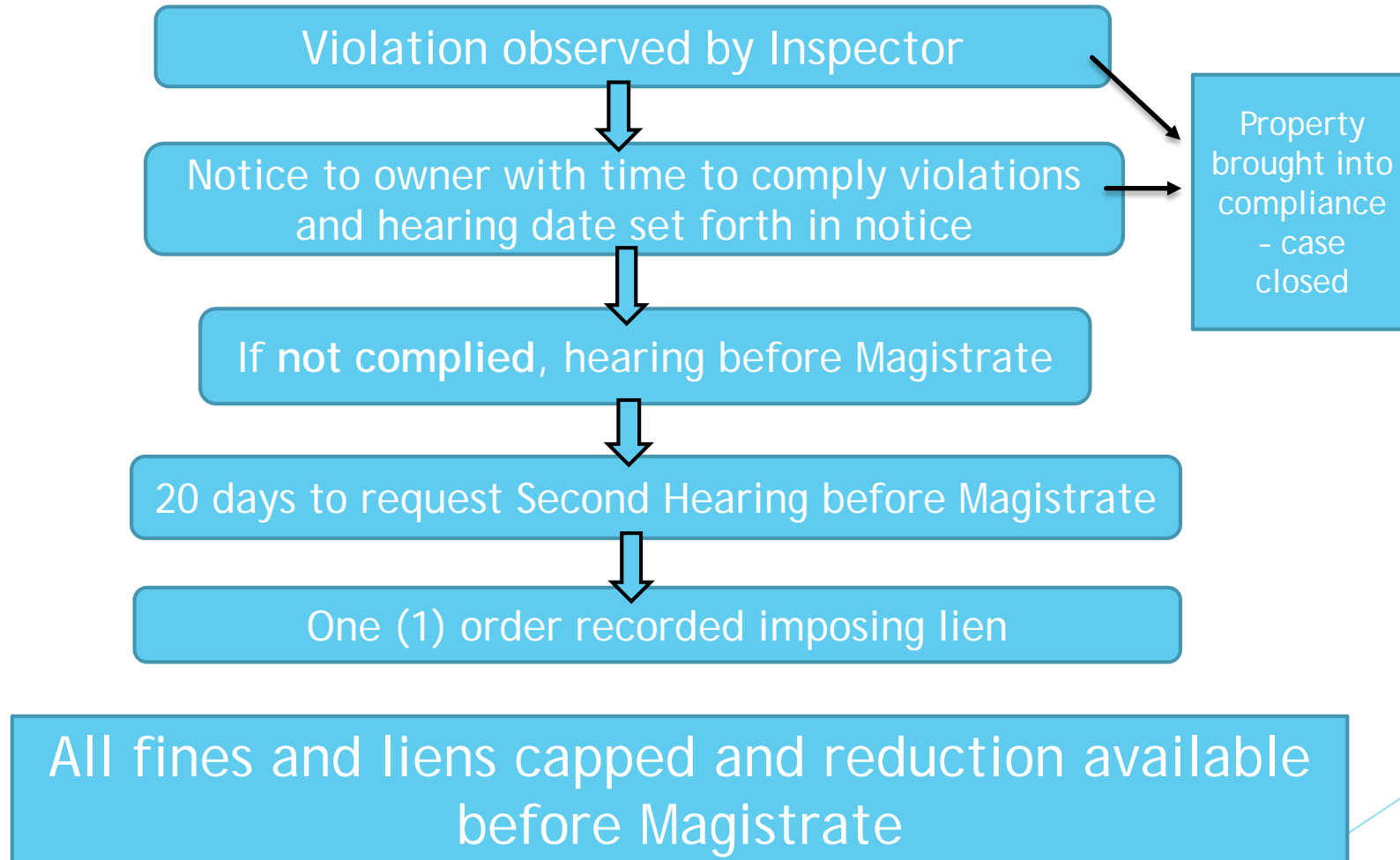
Code Compliance

Policy Decisions on New Process

Code Compliance: Current Process



Code Compliance: Future Process (proposed)



Code Compliance: Policy Considerations

- ▶ 1. Notice: One joint notice of violation & notice of hearing or separate notices.
 - ▶ Original NOV, NCL and NOH
 - ▶ Combine NOV and NOH in one notice.
- ▶ 2. Administrative Fees: Continue to waive fees for initial violation, but impose for repeat violation.
 - ▶ Administrative fees are to recover out-of-pocket costs to City (not including Magistrate and personnel costs); and,
 - ▶ Should be individually tailored to each case.

Code Compliance: Policy Considerations Continued

- ▶ 3. Lien Reductions: Magistrate & Total Lien Caps
 - ▶ Allow Magistrate to hear reductions on liens (i.e., City Council relinquishes jurisdiction).
 - ▶ Cap total lien amounts based on current Property Appraiser's total market value (examples):
 - ▶ Homestead fine/liens: cap at 100% for one (1) lien; cap at 200% for two (2) or more liens on same property
 - ▶ Non-homestead fine/liens: cap at 200% for one (1) lien; cap at 300% for two (2) or more liens on same property

Code Compliance: Policy Considerations Continued

- ▶ 4. Lien Reductions: Documented Expenses and Reduction Percentages
 - ▶ Allow Magistrate to reduce total lien amount (after applying cap) with documented expenses to bring property into compliance.
 - ▶ Documented expenses for property at issue
 - ▶ Incurred prior to reduction hearing
 - ▶ No limitation on amount
 - ▶ Allow Magistrate to reduce total lien amount (after cap and documented expenses) to:
 - ▶ 3% for homestead properties
 - ▶ 5% for non-homestead properties
 - ▶ Administrative costs and application fee are not subject to reduction.

Code Compliance: Policy Considerations Continued

- ▶ 5. Partial Releases:
 - ▶ Allow partial release of lien on other properties if property where lien originated is in compliance and
 - ▶ No debt owed to City on property to be released (e.g., utilities)
 - ▶ All other property in the City must be in compliance or must provide bond for 10% of lien amount or \$5,000 whichever is greater (cap applies) to correct property within 120 days
 - ▶ Partial release amount:
 - ▶ Cap on lien amount applies
 - ▶ 5% of total lien or \$1,000 (whichever is greater)

Code Compliance: Policy Considerations Continued

- ▶ 5. Fee & Property Improvement Account Resolution:
 - ▶ Resolution provides all fees to be charged by Code Compliance for repeat violation (\$250); applications for lien reduction (\$100), release of lien (\$300) and partial release of lien (\$300).
 - ▶ Resolution provides Property Improvement Account
 - ▶ Sets aside 5% of all code compliance fees (including lien reductions) to separate account to assist in property improvement
 - ▶ Development Services Department to establish policies and programs for utilization of Property Improvement Account
 - ▶ Homestead property owner improvement assistance
 - ▶ Property owner improvement matching grant assistance

CODE COMPLIANCE

▶ Questions and Comments

THANK YOU!