

PLNPM2023-00868



TITLE 18 PROPOSED AMENDMENTS

City Council Meeting – May 30, 2024

ORDINANCE AMENDMENTS



Chapter 18.48
Boarded Building Fees



Chapter 18.24
Building Construction
Enforcement



Chapter 18.50
Existing Residential
Housing

18.48 BOARDED BUILDING FEES

A building in which accessible openings, such as windows and doors, are **secured by a secondary means against entry**.

Examples of securing a building by a secondary means includes, but is not limited to, boarding and fencing.



18.48 BOARDING PROCESS



1. BUILDING IDENTIFIED

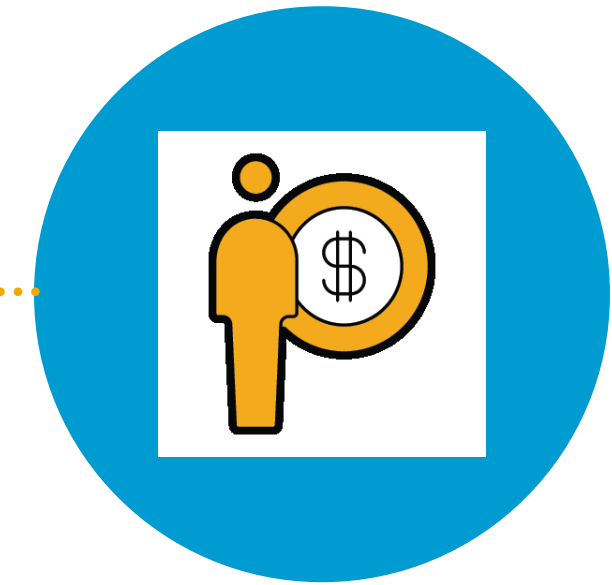
Building inspected to determine status.

*If status is deemed **Unsecured or Boarded Building**, it will be inspected monthly until the building becomes occupied.*



2. BOARDING REQUEST

*Initial **10-day notice sent** requesting boarding or securing of the building. If not completed within 10 days, City sends a contractor to board the property.*



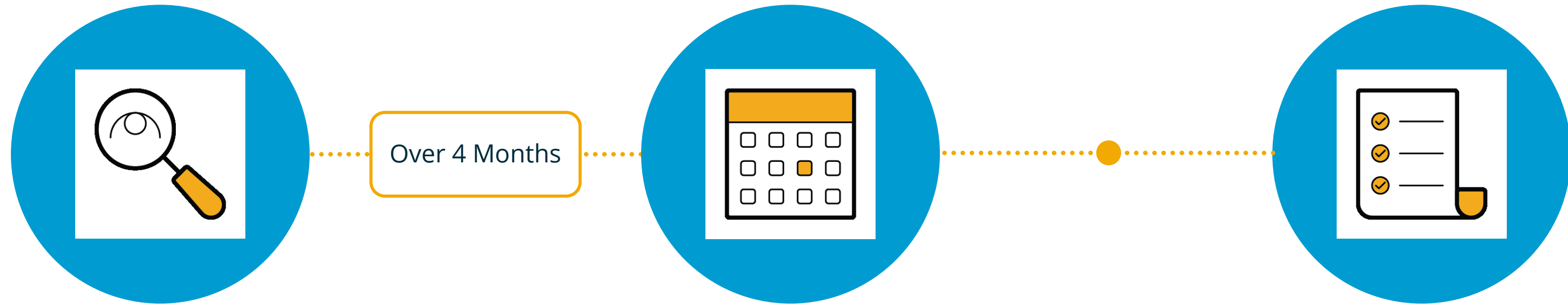
3. COST RECOVERY FOR BOARDING

Bill sent to property owner for contractor cost plus administrative fee. If unpaid within 30 days, City will place a lien on the property.

Contractor Cost: \$500+
Administrative Fee: \$129

Proposed Administrative Fee: \$500

18.48 BOARDING PROCESS



4. CONTINUED MONITORING

Property inspected monthly to monitor status. If status is deemed Unsecured, process restarts.

Annual Boarding Fee assessed for buildings that remain boarded longer than 4 months (start date based on initial 10-day notice).

5. ANNUAL BOARDING FEES

Bill sent to property owner for Annual Fees.

Initial Permit Fee (first year): \$902

Annual Fee (after the first year): \$1,546

Proposed Annual Fee (every year):

Up to \$14,000 (recommend between \$3,000-\$6,000).

6. COLLECTION OF ANNUAL FEES

If unpaid within 30 days, unpaid amounts are summited to Small Claims Court.

Typically, a judgment is awarded for any unpaid fees.

18.24 CONSTRUCTION ENFORCEMENT



- Have the **building code enforcement appeal process** mirror the existing zoning code enforcement appeal process.
- **Create fines for Title 18 construction violations:**
 - 1. General Violations:** \$100/day
 - 2. Violation of a stop work order:** \$250/day
 - 3. Housing code violations:** \$50-\$200/day (depending on violation)

18.24 CONSTRUCTION ENFORCEMENT



- **Create a civil penalty enforcement option** for building construction violations similar to current SLC zoning enforcement.
- **Civil Notice and Order**, daily fines, small claims court, hearing officer for reduction of fines after compliance.

18.50 EXISTING HOUSING



Update technical requirements of Title 18 to match current building codes and eliminate portions of Title 18 that are repetitive of building codes.

The purpose of this chapter is to provide for the health, safety, comfort, convenience, and aesthetics of Salt Lake City and its present and future inhabitants and businesses, to protect the tax base, and to protect property values within the city.

18.50 EXISTING HOUSING



REQUIREMENTS FOR EXISTING DWELLINGS

- UBC code references replaced with ICC
- Delivery of Notice by reputable mail service
- HAAB appeals replaced with Board of Appeals

QUESTIONS OR COMMENTS

