

PLNPM2023-00868



# TITLE 18 PROPOSED AMENDMENTS

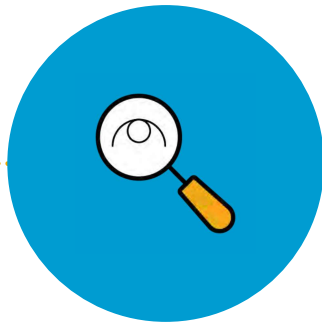
*City Council Meeting – Month DD 202X*

# TIMELINE



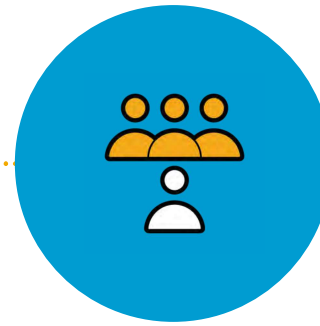
**OCT 26, 2023**

*RCOs and Property  
Owners Notified*



**OCT – DEC 2023**

*Comment Review  
Period*



**JAN – MAR 2024**

*Open House and  
Planning Commission*



**APR – JUNE 2024**

*Council Vote*

# ORDINANCE AMENDMENTS



**Chapter 18.48**  
Boarded Building Fees



**Chapter 18.24**  
Building Construction  
Enforcement



**Chapter 18.50**  
Existing Residential  
Housing

# VACANT/SECURE BUILDING

An unoccupied building having all openings, such as windows and doors, secured against entry, where windows are fully glazed and the doors are **secured by means of a lock.**

*(Ord. 53-20, 2020)*



# BOARDED BUILDING

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.*



# BOARDING PROCESS



# BOARDING PROCESS



## 1. BUILDING IDENTIFIED

*Building inspected to determine status.*

*If the 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, the 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, the City will place a lien on the property.*

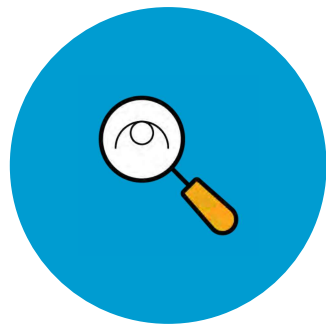
**Contractor Cost:** \$500+

**Administrative Fee:** \$129

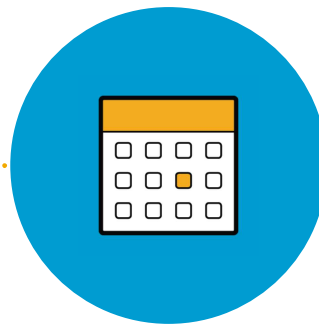
**Proposed Administrative Fee:** \$500



# BOARDING PROCESS



Over 4 Months



## 4. CONTINUED MONITORING

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

*Annual Boarding Fee assessed for buildings that remain boarded longer than 4 months (start date based on the 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 Residential/Non-Residential:**

- Years 1&2: \$3,000/ \$6,000
- Years 3-5: \$6,000/ \$9,000
- Years 6 or more : \$9,000/ \$14,000

## 6. COLLECTION OF ANNUAL FEES

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

*Typically, a judgment is awarded for any unpaid fees.*



# 18.48 BOARDING FEES



- **Increase fees associated with boarded buildings and add an enhanced fee for the boarding abatement of contributing structures** to realign the actual costs of operating and administering a boarded building program into the associated boarding permit fees.
- **Boarding Registration** (vs boarding permit).

# DID YOU KNOW...

*Boarded buildings incur many city services from Civil Enforcement, Police and Fire departments. The current boarding permit fee represents approximately 5% of the actual cost of administering these services.*



# 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 the 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 the 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

