

## SUMMARY and FISCAL NOTE\*

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
LEG	Freeman / 48178	NA

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

#### **1. Legislation Title:**

AN ORDINANCE related to monitoring and inspecting vacant buildings for compliance with the requirements of the Housing and Building Maintenance Code; amending Sections 22.206.200 and 22.208.090 of the Seattle Municipal Code.

#### **2. Summary and background of the Legislation:**

This bill would amend the Housing and Building Maintenance Code (HBMC) to modify standards for monitoring vacant buildings.

Under the modified standards the Seattle Department of Construction and Inspections (SDCI) would be required to monitor vacant buildings, which: (1) have received three or more violations within any 365-day period of HBMC requirements for maintaining and securing vacant buildings, (2) are located on lots for which there is a development permit, or (3) are included on a list maintained by the Seattle Police Department or Seattle Fire Department of vacant buildings that have generated calls for dispatch. Under the modified program, vacant buildings would be inspected on a monthly basis. Currently, inspections are authorized to occur on a quarterly basis.

Substantive provisions of the bill would take effect on April 1, 2019 to allow SDCI time to hire additional staff and procure vehicles to implement the program. SDCI estimates that it would require three additional inspectors and three vehicles to implement the program. There may also be other costs associated with changes to business processes and software purchases for initial start up.

Position authority for additional inspectors are contained in the 2019 budget adoption ordinance and increased fees to address program costs are contained in the ordinance introduced as Council Bill 119386.

### **2. CAPITAL IMPROVEMENT PROGRAM**

#### **a. Does this legislation create, fund, or amend a CIP Project?     \_\_\_ Yes X No**

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

#### **a. Does this legislation amend the Adopted Budget?     X Yes \_\_\_ No**

- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**  
More vacant buildings will be subject to more frequent inspections under the program. This may come with indirect costs, including the cost of additional enforcement activity by the City. Those costs may be partially recovered by fines and penalties paid under the program.
- c. Is there financial cost or other impacts of *not* implementing the legislation?**  
Increased inspections under the program may lead to fewer complaints to SDCI about nuisance and hazardous vacant buildings. Increased inspections may also lead to fewer calls to the Seattle police and fire departments to address vacant building problems.

#### 4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**  
The Seattle Department of Construction and Inspections administers the vacant building monitoring program. Implementation will also require participation by City law enforcement agencies, such as police, fire, and the City Attorney's Office.
- b. Is a public hearing required for this legislation?**  
No
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**  
No
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No
- e. Does this legislation affect a piece of property?**  
No
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**  
This legislation is intended to address problems associated with poorly maintained vacant buildings. These buildings are currently distributed throughout the city, but can be concentrated in areas undergoing redevelopment or areas with buildings in foreclosure. Property owners currently have an obligation to maintain vacant property. The program would require more frequent inspections to problem properties with a higher out-of-pocket cost to property owners. Higher costs would have a greater impact on lower-income property owners, which could include members of historically disadvantaged communities.

- g. If this legislation includes a new initiative or a major programmatic expansion:  
What are the specific long-term and measurable goal(s) of the program? How will  
this legislation help achieve the program's desired goal(s).**

NA

**List attachments/exhibits below:**