

2019 - 2020 Seattle City Council Green Sheet

Ready for Notebook

Tab	Action	Option	Version
33	11	B	1

Budget Action Title: Do pass CB 119407, enhancements to the Vacant Building Monitoring Program

Ongoing: Yes

Has CIP Amendment: No Has Budget Proviso: No

Primary Sponsor: Herbold, Lisa

Councilmembers: Bagshaw; Harrell; Juarez; O'Brien

Staff Analyst: Ketil Freeman

Council Bill or Resolution: 119407

Date	Total	BC	SB	TM	LG	BH	LH	RJ	DJ	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Budget Action description:

This green sheet would pass Council Bill (CB) 119407, which 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 an active 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 enhanced program, vacant buildings would be inspected on a monthly basis. Currently, inspections are authorized to occur on a quarterly basis.

Substantive provisions of CB 119407 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.

<i>Tab</i>	<i>Action</i>	<i>Option</i>	<i>Version</i>
<i>33</i>	<i>11</i>	<i>B</i>	<i>1</i>

Position authority for additional inspectors and increased fees to address program costs are set out in green sheet 33-8-E-2.

Prior to changes to the program taking effect on April 1, 2019, the Council intends to consider further regulatory and business practice changes to the Vacant Building Monitoring Program. These include, but are not limited to: (1) promoting a caretaker model under which a vacant building could be exempt from monitoring if it is occupied by a caretaker, such as a participant from Weld Seattle, and (2) exploring ways to incentivize continued occupancy for buildings on properties planned for redevelopment.