



STAFF REPORT AND FISCAL IMPACT NOTE

Ordinance: O-40-18

Title: Vacant Nonresidential Buildings - Registration

Date: September 4, 2018

STAFF REPORT

This ordinance requires owners to register with the City and placard any nonresidential buildings that are vacant for more than 90 days. The ordinance adds a definition of "vacant" to Chapter 17.48.030, and property owners are required to pay a fee to register their property. The ordinance exempts buildings owned by the Federal government, buildings with active building permits, buildings actively being sold for one year from the initial listing, and buildings rented for six months from initial rental listing. Finally, the ordinance requires owners of properties with vacant buildings that have been transferred to notify Planning and Zoning in writing within 30 days.

Nonresidential buildings account for about 26% of the land uses in the City. The vacancy rate for nonresidential buildings averages 5%. The majority of these vacancies are along the Forest Drive corridor.

Registration of the vacant buildings will require additional administrative tasks and resources to create forms, establish tracking processes, and process the registrations. The new provisions rely on property owners to voluntarily provide information regarding market listings and property transfers. Therefore, additional resources will be required for enforcement if property owners do not comply. Complaints about vacant buildings will require additional research by the inspectors to locate records about advertising or court records regarding transfers.

Prepared by: Pete Gutwald, Director, Department of Planning and Zoning

FISCAL IMPACT

We cannot determine the fiscal impact of this ordinance because the number of vacant building will vary. Also, Planning and Zoning does not yet know the cost of processing and enforcement. However, Resolution 42-18 is a companion resolution that establishes registration fees that will offset these additional costs in whole or in part.

Prepared by: Jodee Dickinson, Finance Director, Finance Department