



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Keith Williams, Code Compliance Supervisor, Neighborhood and Community Services *kh*  
Linda Stewart, Director, Neighborhood and Community Services *ls*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Amending TMC2.01 Minimum Building and Structures Code for Receivership  
**DATE:** November 20, 2018

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**SUMMARY:**

Neighborhood and Community Services is requesting to make changes to Tacoma Municipal Code 2.01 (Minimum Building and Structures Code) to allow the City to pursue Receivership of private properties.

**STRATEGIC POLICY PRIORITY:**

These changes to the Tacoma Municipal Code will strengthen and support a safe city with healthy residents.

**BACKGROUND:**

The City of Tacoma has approximately 350 derelict or unfit building cases at any given time. The presence of these properties in neighborhoods contributes to residents feeling unsafe and the general perception that the neighborhood is blighted. Current legislative tools limit the actions that the City is able to take with regards to resolving these issues. When the buildings are uninhabitable and reach “unfit” status the City is able to seek demolition of the building if necessary, but often the asset sits for an average of two years before being returned to productive use.

**ISSUE:**

Adding language to TMC 2.01 to allow the City to pursue receivership through a court process will provide additional tools to address the blight created by these properties and may result in a more expedient return to productive use. Receivership is a request to the Superior court, under RCW 7.60, that would be used to order a blighted property to be under the control of the City of Tacoma or its contractor. The City of Spokane has used RCW 7.60 in a similar way for problematic properties and has been successful in putting the properties back to productive use.

**ALTERNATIVES:**

If the recommended code update is not approved for adoption, the Minimum Building and Structures code will remain unchanged and enforcement procedures will continue with the present process. Receivership cannot be an alternative without updating TMC 2.01.

**RECOMMENDATION:**

Staff is recommending the adoption of the attached language to allow the City additional options to address derelict or unfit properties.

**FISCAL IMPACT:**

If the language is adopted, and the City decides to pursue receivership, there would be a fiscal impact to the City. These potential impacts are still under review.