



Chronic Nuisance and Business License Codes

City of Tacoma | Finance, NCS, TPD, Legal
Community Vitality and Safety Committee
June 14, 2018
ITEM #18-



OVERVIEW



- Concerns from community members with properties that are negatively affecting their communities
- Feedback received from Council members
 - Lack of enforcement options to correct all of the problems
 - Length of time it takes to resolve using current code
- Residential and commercial properties
- Proposing more tools for City staff to address concerns

BACKGROUND



- Nuisance Code vs. Chronic Nuisance Code
- Both protect the health, safety and welfare of the public
 - Nuisance addresses conditions of a property
 - Debris, garbage, broken appliances in the yard, junk vehicles
 - Chronic Nuisance addresses behaviors on a property
 - Consume a disproportionate amount of City resources
 - Cause a financial burden to the City
 - Drug and criminal activities occurring on the property

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BACKGROUND – NUISANCE



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ISSUES – CURRENT STATUS



- Chronic Nuisance Code TMC 8.30A
 - Narrow definition of chronic nuisance property
 - No established “correction agreement” outlined
 - No strong enforcement ability if non-compliance
 - Not a clear administrative path

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PROPOSED REVISIONS



- **Chronic Nuisance Code 8.30A**
 - Definition of a “chronic nuisance property:”
 - Retained 3 in 60 days and added:
 - 4 nuisance activities in 6 months
 - 6 nuisance activities in 12 months
 - 2 search warrants for drug activity in 12 months
 - Adjacent nuisances to property
 - Added more violations to definition of “nuisance activity”
 - Require Correction Agreement
 - Additional enforcement options if non-compliance
 - Streamline process

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ISSUES – CURRENT STATUS



- Title 6 License Code
 - Reasons for revocation/suspension of license too limiting
 - No “three strikes and you are out” option
 - No option to issue a conditional business license

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PROPOSED REVISIONS



- Title 6B.10—denial, revocation or suspension
 - Revocation or Denial
 - Conditional Business License
 - Licensee cannot apply for new license within 12 months if revoked for certain reasons
 - Added reason for denial if licensee had three previous licenses revoked or suspended
 - Summary suspension
 - Added violation of sales or distribution of firearms
 - Conditional Business License

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RECOMMENDATIONS



- TMC 8.30A amendments
 - Stronger Chronic Nuisance Code process
 - Expanded definition of a chronic nuisance property
 - More nuisance activity violations
 - Required correction agreement
 - Added enforcement options if non-compliance
 - Streamline process

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RECOMMENDATIONS



- TMC 6B.10 amendments
 - Conditional business license option
 - New "3 strikes and you are out" reason for denial
 - New reason for denial or revocation if previously revoked, denied or suspended within 12 months

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●●● NEXT STEPS



- Study Session – July 10, 2018
- City Council Consideration 1st Reading – July 10, 2018
- Ordinance Effective Date - July 30, 2018

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