



Chronic Nuisance and Business License Codes

City of Tacoma | Finance, NCS, TPD, Legal

Study Session
August 14, 2018



OVERVIEW



- Concerns expressed by the community and Council members with residential and commercial properties that are negatively affecting their neighborhoods
 - Lack of enforcement options to correct all of the problems
 - No permanent solution to recurring problems
 - Length of time it takes to resolve using current code
- Proposing more tools for City staff to address concerns

BACKGROUND



- Chronic Nuisance Code
 - Addresses behaviors occurring on problem properties that:
 - Consume a disproportionate amount of City resources
 - Cause a financial burden to the City
 - Have illegal drug or criminal activity
 - Limited use over the years
- Business License Code
 - Currently able to revoke license under certain conditions

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ISSUES – CURRENT STATUS



- Chronic Nuisance Code TMC 8.30A
 - Narrow definition of chronic nuisance property (in the current version);
 - Areas that could use improvement:
 - No established “correction agreement” outlined
 - No strong enforcement options if non-compliance
 - No transparent process

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Chronic Nuisance Code 8.30A – Violations

- Criteria to declare a “chronic nuisance property”:
 - Three violations in 60 days (current language)

Recommended additions:

- Four violations in six months
- Six violations in 12 months
- Two search warrants for drug activity in 12 months
- Violations on adjacent properties caused by the problem property

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- Added types of violations to “chronic nuisance activity”
- Current nuisance activity list includes things such as: narcotics, prostitution, noise, and weapons.
- Staff is recommended updating list and adding more activities such as:
 - Serious felony crimes
 - Assault in the Fourth Degree
 - SODA and SOAP violations
 - Drive by shooting
 - Etc.....

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●●● PROPOSED AMENDMENTS



• Chronic Nuisance Code 8.30A - Enforcement

- New requirement for Correction Agreement
- Additional enforcement options if non-compliance
- Streamlined administrative process
- Thirty day timeline for review

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●●● ISSUES – CURRENT STATUS



• Title 6B.10 Business License Code

- Reasons for revocation/suspension of license too limiting
- No option for permanent revocation or denial
- No option to issue a conditional business license

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PROPOSED AMENDMENTS



- Title 6B.10 — license denial or revocation
 - Added conditional business license option
 - New permanent reason for denial or revocation
 - Option to revoke business if subject to Chronic Nuisance action
 - Prohibit a business from reapplying within 12 months after being denied or revoked

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OUTREACH



The following outreach has been conducted through email or in person discussions:

- Neighborhood Groups – 7/20 and multiple in person distribution by City Staff and Safe Streets
- Business Districts – 7/20
- Community Council – 7/26
- Tax & License Workshops – 7/19 and 7/26
- Neighborhood Councils – 8/1
- Flyer available in the Customer Support Center

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●●● NEXT STEPS



- City Council 1st Reading – September 11, 2018
- Ordinance Effective Date – October 1, 2018

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