



TO: Elizabeth Pauli, City Manager
FROM: Linda Stewart, Director, Neighborhood and Community Services
COPY: Community Vitality and Safety Committee; Debra Casparian, Legal
PRESENTER: Keith Williams, Neighborhood and Community Services
SUBJECT: **Update to Minimum Building and Structures Code Regarding Receivership**
DATE: September 13, 2018

PRESENTATION TYPE:

Request for Ordinance

SUMMARY:

The City is engaged in several innovative strategies to increase code compliance and reduce neighborhood blight throughout our community. Adoption of changes to Tacoma Municipal Code Chapter 2.01 Minimum Building and Structures Code will provide the authority to explore the use of receivership to return derelict and unfit buildings to productive use.

BACKGROUND:

The City of Spokane has been utilizing RCW 7.60 to place some properties into receivership status in order to repair the building or clean up the property and recover the costs from such abatement. The City of Tacoma would like to adopt code language similar to what is being used by the City of Spokane, in order to use receivership as a tool for addressing long standing derelict or unfit properties and bringing them back into productive use.

ISSUE:

The City of Tacoma has approximately 350 active derelict or unfit building cases at any given time. Current legislative tools limit the actions that the City is able to take with regards to resolving these issues. When the buildings 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. Adding language to the Minimum Building and Structures Code to allow the City to pursue receivership through a court process will provide additional tools the City can access to address the blight created by these properties, and may result in a more expedient return to productive use.

ALTERNATIVES:

If the recommended language is not approved for adoption the Minimum Building and Structures code will remain unchanged without the potential for using receivership as a remedy.

FISCAL IMPACT:

There is no direct fiscal impact of the adoption of this language. 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.

RECOMMENDATION:

Staff is recommending the adoption of the attached language to allow use of receivership as an additional compliance option.