



**TO:** Hyun Kim, City Manager  
**FROM:** Peter Huffman, Planning & Development Services *PH*  
**COPY:** Community Vitality and Safety Committee; Toni Esparza; Arsenio Roddy-Little  
**PRESENTER:** Mindee Weber, Assistant Division Manager, Planning & Development Services  
**SUBJECT:** Strengthening Code Enforcement: Options and Fiscal Impacts  
**DATE:** May 14, 2026

**PRESENTATION TYPE:**

Informational Briefing

**SUMMARY:**

Planning & Development Services staff will present draft code enforcement policy options to the Community Vitality and Safety (CVS) Committee on May 14, 2026. The presentation will outline actionable options for Committee consideration based on feedback gathered through individual Council Member meetings and prior CVS discussions, legal review with the City Attorney's Office, and internal fiscal analysis.

**BACKGROUND:**

Following the March 2026 CVS presentation, staff conducted individual meetings with Council Members to gather feedback on enforcement priorities. A recurring theme has been the desire for a more aggressive posture, and starting fines higher, escalating faster, and addressing repeat offenders more effectively. Simultaneously, the City is adopting the International Property Maintenance Code, which will consolidate enforcement under the Uniform Enforcement Code in Tacoma Municipal Code Title I, providing greater flexibility in penalties.

Staff has completed legal review with the City Attorney's Office and conducted internal fiscal analysis to ensure the options presented are both legally defensible and administratively supportable.

**ISSUE:**

Staff will present draft code enforcement policy options for Committee direction on May 14, 2026. Options will address enforcement escalation, repeat offender provisions, vacant and nuisance properties, and commercial versus residential distinctions. The City Attorney's Office will be present to clarify legal constraints on enforcement structure, and staff will outline fiscal and staffing implications across multiple scenarios.

**ALTERNATIVES:**

This is an informational briefing with draft options for Committee direction. No final action is anticipated at this meeting.

**FISCAL IMPACT:**

Staff has conducted a preliminary fiscal analysis in preparation for the May 14 presentation. Analysis includes a review of fine revenue history and collection rates, additional legal support needs anticipated from increased enforcement activity and appeals, additional inspection staffing needs under various enforcement scenarios, and administrative capacity impacts. A detailed



breakdown will be presented to the Committee. In summary, expanded enforcement will require meaningful General Fund investment – fine revenue alone is not a reliable mechanism for covering increased program costs.

**RECOMMENDATION:**

This is an informational briefing. Staff seeks Committee direction on preferred policy options to be brought forward to the full City Council in June or July 2026.