

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS Authorizing the amendment of Chapter 17, Licenses and Permits, Article XIV, Residential Rental Business License Requirements for rental property owners to ensure that the owners/agents are complying with the health and welfare checks allowing for better implementation and enforcement of the Ordinance. (Executive Director of Livable City Initiative)

REPORT: 1557-15

ADVICE: Approval

BACKGROUND

Before the Board of Alders is an Amendment to the residential rental business licensing section of the City Code of Ordinances (Chapter 17, Licenses and Permits, Article XIV) submitted by the Executive Director of the Livable City Initiative. This section of the Code provides requirements for licensing and inspection of certain residential rental housing units to protect both renters and property owners. It does not apply to dwellings owned by the Housing Authority (HANH), motels, hotels, condominiums, cooperative housing units, rooming houses or temporary housing. Livable City Initiative has determined that the Ordinance requires amendments to ensure that owner/agents are adhering to the Ordinance safety, health and welfare checks, allowing for better implementation/enforcement of the Ordinance which includes updating the fees/fines.

SUMMARY OF SUBSTANTIVE CHANGES

The proposed amendment to the current Residential Rental Business License Program Ordinance includes a limited number of changes, the core provisions of which remains unchanged.

- Reflects that properties that acquire a Certificate of Occupancy must register before receiving an inspection exemption
- Makes clear the required documentation for proof of exemption
- Clarifies where to submit applications and payments for the Residential Rental Business License Program
- Incorporate that all fees/fines will be enforced according to the table of fees, penalties and fines as approved by the Board of Alders of the City of New Haven with the yearly City Budget approval
- Removal of the maximum one thousand dollar (\$1,000) fee for properties with more than 25 Units
- Grants clearer instructions about waiver/consent forms
- Simplifies the number of units to be inspected according to the total number of units in a dwelling
- Reflects the change of the License cycle from three (3) years to two (2) years
- All other corrections were to check for grammar and word omissions

PLANNING CONSIDERATIONS

Approving the proposed amendments to Chapter 17, Licenses and Permits, Article XIV, Residential Rental Business License Requirements with the City's Comprehensive Plan:


New Haven Vision 2025, Section IV-13, Housing & Neighborhood Planning: "Ensure that all housing within the city meets or exceeds the quality standards established within the City's Housing and Building Code. To that end, continue to enforce the housing code through the City's residential licensing program..."

New Haven Vision 2025, Executive Summary: "... Expand the functioning of residential licensing program."

ADVICE

The Commission finds the Resolution in the best interest of the City and recommends approval.

ADOPTED: June 3, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Director, City Plan Department