

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ORDINANCE AMENDMENT**, Amend Chapter 17 pertaining to Licenses and Permits Article XIV (residential rental business licenses requirements for rental property owners) (Livable City Initiative).  
**REPORT:** 1458-06  
**ADVICE:** Approval

### BACKGROUND

Before the Board of Aldermen is an Amendment to the residential rental licensing section of the City Code of Ordinances (Article XIV, Section 17-71 et seq.) proposed by Erik Johnson, 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.

The proposed revisions tie the residential licensing program to the City's revised Anti-Blight and Property Maintenance Ordinance so that Livable City Initiative has the legal authority to fine and lien property owners for non-compliance. The revised program shifts the cost burden from smaller to larger building owners where the properties are more costly to inspect and monitor. A flat \$40.00 per unit inspection fee with a maximum fee of \$1,000 for a building is imposed. The revisions clarify a process which has been cumbersome and difficult to interpret for property owners in the past, thus causing heavy non-compliance among owners. The process for renewals of licenses is improved, extended to have a three year life with a date specific renewal policy and with inspections based upon Ward location. Penalties for non-compliance and re-inspection are increased. While licensing does not apply to HANH units, it does apply to eligible vacant and non-HANH Section 8 Units.

### PLANNING CONSIDERATIONS

The Commission's review is based upon a Substitute Amendment provided following a hearing before the Aldermanic City Services and Environment Committee.

The proposed amendment intends to strengthen the legal framework of the Ordinance and establish clearer and more defined eligibility and program guidelines with the goal of increasing owner compliance and increasing resident access to safer, higher quality housing. City inspectors are provided with a clarified more streamlined framework for inspections and renewals and are enabled to enforce non-compliance with the proper legal authority.

### ADVICE

The Commission believes the proposed revisions are in the best interest of all parties and advises approval.

**ADOPTED:** December 21, 2011  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director