



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 13, 2011

Mr. Robert Summerfield
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**RE: TXT-41987 - TEXT AMENDMENT
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Summerfield:

Your request to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op, was considered by the Planning Commission on July 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This request will be forwarded to the City Council for consideration of adopting an ordinance to amend the Zoning Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov





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ELIZABETH N. FRETWELL
CITY MANAGER

June 30, 2011

Mr. Robert Summerfield
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**RE: TXT-41987 - TEXT AMENDMENT
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Summerfield:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 12, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, July 6, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
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Report Date 06/02/2011 09:49 AM

Submitted By Robert Summerfield

Page 1

A/P # 41987 TEXT AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/02/2011 09:46	983967	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TXT-41987 - TEXT AMENDMENT - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op.

Parent A/P #

Project #	41987	Project/Phase Name	TITLES 6.09 AND 19.18/19.20:	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

Report Date 06/02/2011 09:49 AM

Submitted By Robert Summerfield

Page 2

Applicants/Contacts

Primary Y Capacity APPL Contact ID 983087 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-6301 x Eve Phone Organization DEPARTMENT OF PLANNING
Pager PIN # Position
Fax (702)384-1397 Mobile Profession
E-Mail
Address 333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89107 USA
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(NEWSPAPER NOTIFICATION ONLY)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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Activity Review Details

No Activity Review Details

Report Date 06/02/2011 09:49 AM

Submitted By Robert Summerfield

Page 3

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

TEXT AMENDMENT

Text Amendment Information

Staff Recommendation

Meeting Info

MEETING GRID Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date
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07/12/2011	PC	SCHEDULED	
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RSUMMERFIELD	06/02/2011		
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Text Amendment Info Enter 'A' Subject Draft Ord to Other Dept. Bill Number Ordinance Adopted	Final PC Mtg Recommending Committee Ordinance Received	Sent to Sponsor CC Second Reading Added By	Sponsor Sent to City Attorney CC Adoption Modified By	Draft Ord to Planning CC First Reading Ordinance Number
--	--	--	--	---

A	CO-OP CONVERSION PROVISIONS			
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RSUMMERFIELD

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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983967	SUMMERFIELD	ROBERT	T	x4856 Long Range Planning
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries



Ordinance & Resolutions Transmittal Scanning & Separator Page

RECORD TYPE: ORDINANCE

Date of Transfer: 6/4/2012

Page Count: 10

Retention: Permanent

Meeting Type: City Council<=>

File By: Meeting Date

Bill No: 2012-22

Ordinance No: 6196<=>

Date Read: 4/18/2012

Date Adopted: 5/16/2012

Ordinance Title: AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS AND FEES APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS. <=>

Ordinance Summary: Updates the licensing regulations and fees applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status. <=>

Ordinance Sponsor: Flinn Fagg, Director of Planning<=>



Prepared By: [Signature]

Scanned By: [Signature]

QC By: [Signature]

SCANNED

JUN - 5 2012

BILL NO. 2012-22

ORDINANCE NO. 6196

AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS AND FEES APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg, Director of Planning

Summary: Updates the licensing regulations and fees applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Title 6, Chapter 9, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.09.010: For purposes of this Chapter:

(A) "Apartment house" means a structure which contains [three] five or more apartment dwelling units and which does not qualify as a [condominium, townhouse dwelling or residence hotel.] townhouse dwelling, residence hotel, condominium, or multiple-unit structure that is owned cooperatively or in common.

(B) "Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.

(C) "Licensee" means a person who is licensed [to manage, operate or conduct an apartment house.] under the provisions of this Chapter.

(D) "Operator of an apartment house" means a person who operates or manages an apartment house. For purposes of ensuring that the provisions of this Chapter are met for each apartment house, the term also includes a person who owns the apartment house or the land on which the apartment house is located if that person also is engaged in the operation or management of the apartment house.

SECTION 2: Title 6, Chapter 9, Section 15, of the Municipal Code of the City of Las

Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.09.015: [Every person in the business of operating] Each operator of an apartment house shall pay [a semiannual] an annual licensing fee based upon the schedule set [for] forth in this Section. However, [if the same person owns] in the case of a group of apartment houses which are contiguous to each other, the contiguous group shall be treated as one apartment house for the purpose of this Section[:]. No more than one fee is required to be paid under this Section for each apartment house.

Number of Apartment House Rooms	Fee
[1 to 4]	[None]
5 to 10	[\$25.00] <u>\$75.00</u>
Over 10	[\$25.00 plus \$2.50] <u>\$75.00 plus \$5.00</u> for each additional apartment in excess of 10

SECTION 3: Title 6, Chapter 9, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 4: Title 6, Chapter 9, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 20, reading as follows:

6.09.020: (A) The operator of an apartment house must obtain and maintain a business license to operate any apartment house. In addition, but subject to the remaining provisions of this Section, the operator must complete a landlord training program.

(B) The landlord training requirement of Subsection (A) of this Section does not apply to any operator of an apartment house that is or will be managed by a licensee who is in compliance with the requirements of Subsection (C) of this Section.

(C) Independent of the requirement set forth in Subsection (A), any person who is in the business of managing one or more apartment houses on behalf of others must:

- (1) Obtain and maintain a business license to manage apartment houses;
- (2) Complete a landlord training program; and
- (3) Obtain and maintain a valid work card pursuant to LVMC Chapter 6.86.

(D) Any employee or agent of a licensee under this Section who acts as the on-site

1 manager of an apartment house must have completed a landlord training program and must have a
2 valid work card issued under LVMC Chapter 6.86.

3 (E) At any given time with respect to each apartment house:

4 (1) The licensed manager, if any, must have completed a landlord training
5 program and possess a valid work card.

6 (2) Any on-site manager who is the employee of a licensee must have
7 completed a landlord training program and possess a valid work card.

8 (3) In the case of an apartment house which does not have a manager, at
9 least one person who qualifies as the operator of the apartment house must have completed a landlord
10 training program.

11 (F) Although not otherwise obligated under this Chapter, a person who owns an
12 apartment house or the land on which the apartment house is located but who is not engaged in the
13 operation or management of the apartment house is responsible to ensure that at least one person
14 qualifying as an operator of the apartment is available for purposes of complying with the licensing,
15 fee payment, and training requirements of this Chapter.

16 (G) A business license under this Chapter may be withheld pending an applicant's
17 completion of the landlord training program or may be conditioned upon such completion.

18 SECTION 5: Title 6, Chapter 9, Section 40, of the Municipal Code of the City of Las
19 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **6.09.040:** A person licensed [to conduct or operate] as the operator of an apartment house shall
21 notify the Department a change in the management of the apartment house within ten days after the
22 change takes place. A new manager who has not completed the landlord training program shall have
23 [forty-five] sixty days to complete the program and thirty days following program completion to obtain
24 a work card.

25 SECTION 6: Title 19, Chapter 16, Section 100, Subsection (B), Paragraph (3), of the
26 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
27 follows:

28 3. Certain Conversions. The conversion of any development from multi-family or apartment

1 development to condominium or co-op status shall require a Site Development Plan Review.

2 SECTION 7: Title 19, Chapter 18, Section 20, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location,
4 the following term, together with its corresponding definition:

5 Co-op. A multi-unit structure that is held in common ownership, where the entire structure and
6 underlying real property are owned in common, rather than where individual units are under separate
7 ownership. For informational purposes, such structures may be referred to as co-ops, cooperative
8 housing, tenants in common, and similar terms.

9 SECTION 8: For purposes of Section 2.100(3) of the City Charter, LVMC 19.16.100
10 and 19.18.020 are deemed to be subchapters rather than sections.

11 SECTION 9: The Department of Planning is authorized and directed to incorporate
12 into the Unified Development Code the amendments described in Sections 6 and 7 of this Ordinance.

13 SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or
14 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
15 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
16 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
17 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
18 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
19 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
20 invalid or ineffective.

21 SECTION 11: Whenever in this ordinance any act is prohibited or is made or declared
22 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
23 required or the failure to do any act is made or declared to be unlawful or an offense or a
24 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
25 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
26 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
27 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

28 ...

1 SECTION 12: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 16th day of May, 2012.

5 APPROVED:

6 By Carolyn Goodman
7 CAROLYN G. GOODMAN, Mayor

8 ATTEST:

9 Beverly K. Bridges
10 BEVERLY K. BRIDGES, MMC
City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 4-3-12
13 Date

BUSINESS IMPACT STATEMENT

BILL NO. 2012-22

**(Updates the licensing regulations and fees applicable to apartment houses,
and clarifies zoning requirements pertaining to the conversion of
multi-family/apartment developments to coop status)**

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2012-22, that will update the licensing regulations and fees applicable to apartment houses, and clarify zoning requirements pertaining to the conversion of multi-family/apartment developments to coop status.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Notice regarding the proposed ordinance was sent to approximately 1100 holders of apartment house business licenses within the City. One written response was received. A summary of that response, which is available to interested persons as part of this business impact statement, is that, with the current state of the economy and the respondent's vacancy rate over 50%, a semiannual fee increase from \$25 to \$75 would "impose a direct and significant economic burden on a business."

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

Increased license fees

Beneficial effects:

More reasonable time periods for completion of landlord training and work card requirements

Direct effects:

See adverse effects and beneficial effects above

Indirect effects:

None noted

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

The draft ordinance has been changed to make the fee an annual fee rather than a semiannual fee,

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 18th day of April, 2012, and referred to a committee for recommendation; thereafter
3 the committee reported favorably on said ordinance on the 16th day of May, 2012, which
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance
5 was read by title to the City Council as first introduced and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Ross, Barlow and
7 Beers

8 VOTING "NAY": Councilmembers Tarkanian and Coffin

9 EXCUSED : None

10 ABSTAINED: None

11
12 APPROVED:

13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 BEVERLY K. BRIDGES, MMC City Clerk

thus reducing the increase by approximately 50%

4. The estimate of the annual cost to the local government for enforcement of the proposed rule is:

No additional cost

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Approximately \$15,000

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Help offset the costs of license administration, inspections, and enforcement of compliance with the landlord training program requirements

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains why such duplicative or more stringent provisions are necessary:

N/A

Date: April 3, 2012

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

7914207

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/19/2012 to 05/19/2012, on the following days:

05/19/2012

BILL NO. 2012-22
ORDINANCE NO. 6196

AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS AND FEES APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg,
Director of Planning
Summary: Updates the licensing regulations and fees applicable to apartment houses and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of April 2012 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of May 2012, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Ross, Barlow and Beers
VOTING "NAY": Councilmembers Tarkanian and Coffin
NOT VOTING: NONE

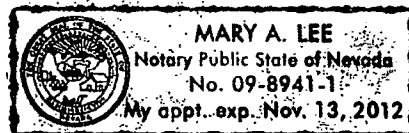
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA.
PUB: May 19, 2012
LV Review-Journal

Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

21st day of May 2012.

Mary Lee
Notary Public



BILL NO. 2012-22 ORDINANCE NO. 6196 AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS AND FEES APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS. Proposed by: Flinn Fagg, Director of Planning Summary: Updates the licensing regulations and fees applicable to apartment houses and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status. The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of April 2012 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of May 2012, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote: VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Ross, Barlow and Beers VOTING "NAY": Councilmembers Tarkanian and Coffin NOT VOTING: NONE COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA. PUB: May 19, 2012 LV Review-Journal **Publish Dates:** 5/19/2012 -6/2/2012 1

Robert Summerfield

From: Robert Summerfield
Sent: Monday, April 02, 2012 7:32 AM
To: Val Steed
Cc: Karen Duddleston
Subject: RE: Apt Houses

Val – For the next available CC Meeting we are looking to have the above bill introduced if possible. The Business Impact Solicitation period for this amendment closed last Thursday (BIS Period March 1 – March 29). There was one on-line comment (attached to this message) and no email correspondence received regarding this proposed bill. See below for a recap of the solicitation process.

To recap:

- TXT-41987 (Apartment Houses and Co-ops) is being sponsored by Director Fagg;
- Notification was by postcard to 1,110 identified licensees (A07 and N07 categories) with the draft bill language available on the website (www.lasvegasnevada.gov/AmendTitle6);
- No emails were received;
- One comment was received via the website; and
- No changes to the draft are proposed (*Karen please confirm this*)

Please let me know if there are any questions.

Thanks - RTS

~~~~~  
Robert T. Summerfield, AICP  
Planner II  
City of Las Vegas  
Department of Planning  
(702) 229-4856



BIS-TXT-41987\_Co  
mmentReport.pdf...

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**From:** Val Steed  
**Sent:** Thursday, March 29, 2012 5:33 PM  
**To:** Robert Summerfield  
**Cc:** Karen Duddleston  
**Subject:** Apt Houses

If written business-impact comments were received regarding the apt house proposal, please send along so we can start work on the business impact statement. Thank you.

City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

**Return Service Requested**

**Notice of Proposed Ordinance Amendment to Amend the  
Business Licensing Code of the City of Las Vegas**

**Proposed Amendment**

Summary: Updates the licensing regulations applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

If you wish to file any remarks regarding this proposed amendment, you may submit comments, data or arguments as indicated on the reverse of this card.

---

In order for comments, data or arguments to be considered by the City, they must be received no later than 5:00 PM on April 5, 2012.

---

→ Based on Mail log 3/8/12  
16 Business Days  
28 Calendar Days

**TXT-41987**

City of Las Vegas  
Department of Planning  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

**Return Service Requested**

**Notice of Proposed Ordinance Amendment to Amend the  
Business Licensing Code of the City of Las Vegas**

**Proposed Amendment**

Summary: Updates the licensing regulations applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

If you wish to file any remarks regarding this proposed amendment, you may submit comments, data or arguments as indicated on the reverse of this card.

---

In order for comments, data or arguments to be considered by the City, they must be received no later than 5:00 PM on April 5, 2012.

---

**TXT-41987**

**BUSINESS IMPACT REVIEW:  
NOTICE OF PROPOSED ORDINANCE AMENDMENT TO AMEND THE  
BUSINESS LICENSING CODE OF THE CITY OF LAS VEGAS**

Dear Licensee:

This postcard is to inform you of an ordinance amendment that is proposed to be presented to the City Council of Las Vegas. The summary of the ordinance amendment reads as indicated on the reverse of this card.

A copy of the proposed ordinance amendment can be found on our website at <http://www.lasvegasnevada.gov/AmendTitle6>.

Pursuant to NRS Chapter 237, trade associations, owners and officers of businesses which are likely to be affected by this proposed ordinance amendment, as well as other interested persons, may submit comments, data or arguments to the City concerning whether any of the provisions of the proposed ordinance will:

- Impose a direct and significant economic burden upon a business; or
- Directly restrict the formation, operation, or expansion of a business.

Comments, data or arguments may be submitted to the following:

On-line: <http://www.lasvegasnevada.gov/AmendTitle6>

By mail or hand delivery:

City of Las Vegas  
Department of Planning  
333 North Rancho, 3<sup>rd</sup> Floor  
Las Vegas, NV 89106

By fax: (702) 474-7463

By email: [AmendTitle6@lasvegasnevada.gov](mailto:AmendTitle6@lasvegasnevada.gov)

**Please note the following when viewing the proposed amendment:**

- Where changes are made to existing Code sections, bracketing indicates the deletion of material and underlining indicates new language.
- Where language indicates that a new Code section is to be added, all provisions in that section are new, although in some cases it is just a replacement for language repealed in a previous section of the ordinance amendment.

**BUSINESS IMPACT REVIEW:  
NOTICE OF PROPOSED ORDINANCE AMENDMENT TO AMEND THE  
BUSINESS LICENSING CODE OF THE CITY OF LAS VEGAS**

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This postcard is to inform you of an ordinance amendment that is proposed to be presented to the City Council of Las Vegas. The summary of the ordinance amendment reads as indicated on the reverse of this card.

A copy of the proposed ordinance amendment can be found on our website at <http://www.lasvegasnevada.gov/AmendTitle6>.

Pursuant to NRS Chapter 237, trade associations, owners and officers of businesses which are likely to be affected by this proposed ordinance amendment, as well as other interested persons, may submit comments, data or arguments to the City concerning whether any of the provisions of the proposed ordinance will:

- Impose a direct and significant economic burden upon a business; or
- Directly restrict the formation, operation, or expansion of a business.

Comments, data or arguments may be submitted to the following:

On-line: <http://www.lasvegasnevada.gov/AmendTitle6>

By mail or hand delivery:

City of Las Vegas  
Department of Planning  
333 North Rancho, 3<sup>rd</sup> Floor  
Las Vegas, NV 89106

By fax: (702) 474-7463

By email: [AmendTitle6@lasvegasnevada.gov](mailto:AmendTitle6@lasvegasnevada.gov)

**Please note the following when viewing the proposed amendment:**

- Where changes are made to existing Code sections, bracketing indicates the deletion of material and underlining indicates new language.
- Where language indicates that a new Code section is to be added, all provisions in that section are new, although in some cases it is just a replacement for language repealed in a previous section of the ordinance amendment.

**RECEIVED**

By Robert T Summerfield at 4:55 pm, Feb 28, 2012

BILL NO. 2012-

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg, Director of Planning

Summary: Updates the licensing regulations applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
AS FOLLOWS:

SECTION 1: Title 6, Chapter 9, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

**6.09.010:** For purposes of this Chapter:

(A) "Apartment house" means a structure which contains [three] five or more apartment dwelling units and which does not qualify as a [condominium, townhouse dwelling or residence hotel.] townhouse dwelling, residence hotel, condominium, or multiple-unit structure that is owned cooperatively or in common.

(B) "Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.

(C) "Licensee" means a person who is licensed [to manage, operate or conduct an apartment house.] under the provisions of this Chapter.

(D) "Operator of an apartment house" means a person who operates or manages an apartment house. For purposes of ensuring that the provisions of this Chapter are met for each apartment house, the term also includes a person who owns the apartment house or the land on which the apartment house is located if that person also is engaged in the operation or management of the apartment house.

SECTION 2: Title 6, Chapter 9, Section 15, of the Municipal Code of the City of Las

Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

**6.09.015:** [Every person in the business of operating] Each operator of an apartment house shall pay a semiannual licensing fee based upon the schedule set [for] forth in this Section. However, [if the same person owns] in the case of a group of apartment houses which are contiguous to each other, the contiguous group shall be treated as one apartment house for the purpose of this Section[:]. No more than one fee is required to be paid under this Section for each apartment house.

| Number of Apartment House Rooms | Fee                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------|
| [1 to 4]                        | [None]                                                                                                    |
| 5 to 10                         | <del>[\$25.00]</del> <u>\$75.00</u>                                                                       |
| Over 10                         | <del>[\$25.00 plus \$2.50]</del> <u>\$75.00 plus \$5.00</u> for each additional apartment in excess of 10 |

SECTION 3: Title 6, Chapter 9, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 4: Title 6, Chapter 9, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 20, reading as follows:

**6.09.020:** (A) The operator of an apartment house must obtain and maintain a business license to operate any apartment house. In addition, but subject to the remaining provisions of this Section, the operator must complete a landlord training program.

(B) The landlord training requirement of Subsection (A) of this Section does not apply to any operator of an apartment house that is or will be managed by a licensee who is in compliance with the requirements of Subsection (C) of this Section.

(C) Independent of the requirement set forth in Subsection (A), any person who is in the business of managing one or more apartment houses on behalf of others must:

- (1) Obtain and maintain a business license to manage apartment houses;
- (2) Complete a landlord training program; and
- (3) Obtain and maintain a valid work card pursuant to LVMC Chapter 6.86.

(D) Any employee or agent of a licensee under this Section who acts as the on-site

1 manager of an apartment house must have completed a landlord training program and must have a  
2 valid work card issued under LVMC Chapter 6.86.

3 (E) At any given time with respect to each apartment house:

4 (1) The licensed manager, if any, must have completed a landlord training  
5 program and possess a valid work card.

6 (2) Any on-site manager who is the employee of a licensee must have  
7 completed a landlord training program and possess a valid work card.

8 (3) In the case of an apartment house which does not have a manager, at  
9 least one person who qualifies as the operator of the apartment house must have completed a landlord  
10 training program.

11 (F) Although not otherwise obligated under this Chapter, a person who owns an  
12 apartment house or the land on which the apartment house is located but who is not engaged in the  
13 operation or management of the apartment house is responsible to ensure that at least one person  
14 qualifying as an operator of the apartment is available for purposes of complying with the licensing,  
15 fee payment, and training requirements of this Chapter.

16 (G) A business license under this Chapter may be withheld pending an applicant's  
17 completion of the landlord training program or may be conditioned upon such completion.

18 SECTION 5: Title 6, Chapter 9, Section 40, of the Municipal Code of the City of Las  
19 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **6.09.040:** A person licensed [to conduct or operate] as the operator of an apartment house shall  
21 notify the Department <sup>of</sup> a change in the management of the apartment house within ten days after the  
22 change takes place. A new manager who has not completed the landlord training program shall have  
23 [forty-five] sixty days to complete the program and thirty days following program completion to obtain  
24 a work card.

25 SECTION 6: Title 19, Chapter 16, Section 100, Subsection (B), Paragraph (3), of the  
26 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as  
27 follows:

28 3. Certain Conversions. The conversion of any development from multi-family or apartment

1 development to condominium or co-op status shall require a Site Development Plan Review.

2 SECTION 7: Title 19, Chapter 18, Section 20, of the Municipal Code of the City of  
3 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location,  
4 the following term, together with its corresponding definition:

5 Co-op. A multi-unit structure that is held in common ownership, where the entire structure and  
6 underlying real property are owned in common, rather than where individual units are under separate  
7 ownership. For informational purposes, such structures may be referred to as co-ops, cooperative  
8 housing, tenants in common, and similar terms.

9 SECTION 8: For purposes of Section 2.100(3) of the City Charter, LVMC 19.16.100  
10 and 19.18.020 are deemed to be subchapters rather than sections.

11 SECTION 9: The Department of Planning is authorized and directed to incorporate  
12 into the Unified Development Code the amendments described in Sections 6 and 7 of this Ordinance.

13 SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or  
14 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
15 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
16 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
17 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
18 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
19 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
20 invalid or ineffective.

21 SECTION 11: Whenever in this ordinance any act is prohibited or is made or declared  
22 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is  
23 required or the failure to do any act is made or declared to be unlawful or an offense or a  
24 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall  
25 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than  
26 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such  
27 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

28 ...

SECTION 12: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

By CAROLYN G. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC  
City Clerk

APPROVED AS TO FORM:

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Date



1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_ day of \_\_\_\_\_, 2012, and referred to the following committee composed of  
3 \_\_\_\_\_ and \_\_\_\_\_ for recommendation;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 2012, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11

12 APPROVED:

13

14 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16

17 BEVERLY K. BRIDGES, MMC  
City Clerk

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**RECEIVED**

By Robert T Summerfield at 11:55 am, Feb 13, 2012

BILL NO. 2012-

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS APPLICABLE TO APARTMENT HOUSES, CLARIFY ZONING REQUIREMENTS PERTAINING TO THE CONVERSION OF MULTI-FAMILY/APARTMENT DEVELOPMENTS TO CO-OP STATUS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Flinn Fagg, Director of Planning

Summary: Updates the licensing regulations applicable to apartment houses, and clarifies zoning requirements pertaining to the conversion of multi-family/apartment developments to co-op status.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
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SECTION 1: Title 6, Chapter 9, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

**6.09.010:** For purposes of this Chapter:

(A) "Apartment house" means a structure which contains [three] five or more apartment dwelling units and which does not qualify as a [condominium, townhouse dwelling or residence hotel.] townhouse dwelling, residence hotel, condominium, or multiple-unit structure that is owned cooperatively or in common.

(B) "Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.

(C) "Licensee" means a person who is licensed [to manage, operate or conduct an apartment house.] under the provisions of this Chapter.

(D) "Operator of an apartment house" means a person who operates or manages an apartment house. For purposes of ensuring that the provisions of this Chapter are met for each apartment house, the term also includes a person who owns the apartment house or the land on which the apartment house is located if that person also is engaged in the operation or management of the apartment house.

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| Number of Apartment House Rooms | Fee                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------|
| [1 to 4]                        | [None]                                                                                         |
| 5 to 10                         | [\$25.00] <u>\$75.00</u>                                                                       |
| Over 10                         | [\$25.00 plus \$2.50] <u>\$75.00 plus \$5.00</u> for each additional apartment in excess of 10 |

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(B) The landlord training requirement of Subsection (A) of this Section does not apply to any operator of an apartment house that is or will be managed by a licensee who is in compliance with the requirements of Subsection (C) of this Section.

(C) Independent of the requirement set forth in Subsection (A), any person who is in the business of managing one or more apartment houses on behalf of others must:

- (1) Obtain and maintain a business license to manage apartment houses;
- (2) Complete a landlord training program; and
- (3) Obtain and maintain a valid work card pursuant to LVMC Chapter 6.86.

(D) Any employee or agent of a licensee under this Section who acts as the on-site

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1 manager of an apartment house must have completed a landlord training program and must have a  
2 valid work card issued under LVMC Chapter 6.86.

3 (E) At any given time with respect to each apartment house:

4 (1) The licensed manager, if any, must have completed a landlord training  
5 program and possess a valid work card.

6 (2) Any on-site manager who is the employee of a licensee must have  
7 completed a landlord training program and possess a valid work card.

8 (3) In the case of an apartment house which does not have a manager, at  
9 least one person who qualifies as the operator of the apartment house must have completed a landlord  
10 training program.

11 (F) Although not otherwise obligated under this Chapter, a person who owns an  
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13 operation or management of the apartment house is responsible to ensure that at least one person  
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23 forty-five days to complete the program and thirty days to obtain a work card.

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26 follows:

27 3. Certain Conversions. The conversion of any development from multi-family or apartment  
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1           SECTION 7: Title 19, Chapter 18, Section 20, of the Municipal Code of the City of  
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5 underlying real property are owned in common, rather than where individual units are under separate  
6 ownership. For informational purposes, such structures may be referred to as co-ops, cooperative  
7 housing, tenants in common, and similar terms.

8           SECTION 8: For purposes of Section 2.100(3) of the City Charter, LVMC 19.16.100  
9 and 19.18.020 are deemed to be subchapters rather than sections.

10          SECTION 9: The Department of Planning is authorized and directed to incorporate  
11 into the Unified Development Code the amendments described in Sections 6 and 7 of this Ordinance.

12          SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or  
13 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
14 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
15 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
16 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
17 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
18 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
19 invalid or ineffective.

20          SECTION 11: Whenever in this ordinance any act is prohibited or is made or declared  
21 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is  
22 required or the failure to do any act is made or declared to be unlawful or an offense or a  
23 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall  
24 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than  
25 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such  
26 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

27 ...

28 ...

SECTION 12: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED:

By CAROLYN G. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC  
City Clerk

APPROVED AS TO FORM:

---

Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
 2 \_\_\_\_ day of \_\_\_\_\_, 2012, and referred to the following committee composed of  
 3 \_\_\_\_\_ and \_\_\_\_\_ for recommendation;  
 4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
 5 \_\_\_\_\_, 2012, which was a \_\_\_\_\_ meeting of said Council; that at said  
 6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
 7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_  
 9 VOTING "NAY": \_\_\_\_\_  
 10 ABSENT: \_\_\_\_\_

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APPROVED:

By \_\_\_\_\_  
 CAROLYN G. GOODMAN, Mayor

ATTEST:

\_\_\_\_\_  
 BEVERLY K. BRIDGES, MMC  
 City Clerk

## Robert Summerfield

---

**From:** Minerva Gomez  
**Sent:** Monday, February 13, 2012 1:17 PM  
**To:** Robert Summerfield  
**Cc:** Karen Duddleston  
**Subject:** RE: BIS for TXT-41987 (Apartment Houses and Co-ops) License Category

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** 3-year Retention

The categories are A07 for units 4+ and N07 for less than 4 units.

---

**From:** Robert Summerfield  
**Sent:** Monday, February 13, 2012 12:34 PM  
**To:** Minerva Gomez  
**Cc:** Karen Duddleston  
**Subject:** BIS for TXT-41987 (Apartment Houses and Co-ops) License Category

Minerva – can you please let me know what license category(ies) to pull to generate the labels from for the Business Impact Solicitation regarding the increased Apartment House license fee? I need to start this process at the end of the week if possible.

Thanks - RTS





## Robert Summerfield

---

**From:** Karen Duddleston  
**Sent:** Monday, January 30, 2012 8:54 AM  
**To:** Robert Summerfield  
**Subject:** RE: TXT-41987 (Apartment House and Co-Ops) Electronic Routing - For Departmental Review and Approval to Proceed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** 3-year Retention

Please amend 6.09.040 – Line 4

“program shall have sixty (60) days to complete the program”

**Karen E. Duddleston**  
**Business Licensing Manager**  
**City of Las Vegas**

---

**From:** Robert Summerfield  
**Sent:** Tuesday, January 17, 2012 10:47 AM  
**To:** Karen Duddleston; Doug Rankin  
**Subject:** TXT-41987 (Apartment House and Co-Ops) Electronic Routing - For Departmental Review and Approval to Proceed

Ms. Duddleston and Mr. Rankin - This is electronic routing for a text amendment requiring Department of Planning review. Should you need it, the instruction sheet, TXT Review Instructions, hyperlinked [here](#) provides more information about this electronic review process.

Please find the amendment documentation (TXT-41987.pdf) related to apartment house licensing and conversion requirements for co-ops attached to this email. Please review and indicate your review and "Approval to Proceed" or not by using the Approval/Reject button at the top of this email message. If you "Reject", meaning it is not ok to proceed, please indicate why so that we may address the concern or issue appropriately.

Please let me know if there are any questions.

Thank you,

RTS



City of Las Vegas

## AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>      | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|----------------------------|----------------------------------|
| TXT-41987              | Staff recommends APPROVAL. |                                  |

**\*\* PROPOSED AMENDMENT(S) \*\***

1. Title 6.09.010 is hereby amended to read as follows:

6.09.010 Definitions

For purposes of this Chapter:

- (A) "Apartment house" means a structure which contains ~~three~~ five or more apartment dwelling units and which does not qualify as a ~~condominium, townhouse dwelling or residence hotel~~ townhouse dwelling, residence hotel, condominium or multi-unit structure that is owned cooperatively or in common.
- (B) "Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.
- (C) "Licensee" means a person who is licensed ~~to manage, operate or conduct an apartment house~~ under the provisions of this Chapter.
- (D) "Operator of an apartment house" means a person who operates or manages an apartment house. For the purposes of ensuring that the provisions of this Chapter are met for each apartment house, the term also includes a person who owns the apartment house or land on which the apartment house is located if that person also is in engaged in the operation or management of the apartment house.

Proposed Amendment Page Two  
July 12, 2011 - Planning Commission Meeting

2. Title 6.09.015 is hereby amended to read as follows:

6.09.015      Semiannual Apartment Business License Fee

*Every person in the business of operating* Each operator of an apartment house shall pay a semiannual licensing fee based upon the schedule set ~~for~~ forth in this Section. However, ~~if the same person owns~~ in the case of a group of apartment houses which are contiguous to each other, the contiguous group shall be treated as one apartment house for the purpose of this Section. No more than one fee is required to be paid under this Section for each apartment house.

| Number of Apartment House Rooms | Fee                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <del>1 to 4</del>               | <del>None</del>                                                                                                      |
| 5 to 10                         | <del>\$25.00</del> <u>\$75.00</u>                                                                                    |
| Over 10                         | <del>\$25.00</del> <u>\$75.00</u> plus <del>\$2.50</del> <u>\$5.00</u> for each additional apartment in excess of 10 |

3. Title 6.09.020 is hereby repealed in its entirety.
4. Title 6.09 is hereby amended to adding thereto a new section, designated as Section 20, reading as follows:

6.09.020      Completion of Landlord Training Program and Work Card Required

(A) The operator of an apartment house must obtain and maintain a business license to operate any apartment house. In addition, but subject to the remaining provisions of this Section, the operator must complete a landlord training program.

(B) The landlord training requirement of Subsection (A) of this Section does not apply to any operator of an apartment house that is or will be managed by a licensee who is in compliance with the requirements of Subsection (C) of this Section.

(C) Independent of the requirement set forth in Subsection (A), any person who is in the business of managing one or more apartment houses on behalf of others must:

- (1) Obtain and maintain a business license to manage apartment houses;
- (2) Complete a landlord training program; and
- (3) Obtain and maintain a valid work card pursuant to LVMC Chapter 6.86.

(D) Any employee or agent of a licensee under this Section who acts as the on-site manager of an apartment house must have completed a landlord training program and must have a valid work card issued under LVMC Chapter 6.86.

Proposed Amendment Page Three  
July 12, 2011 - Planning Commission Meeting

(E) At any given time with respect to each apartment house:

(1) The licensed manager, if any, must have completed a landlord training program and possess a valid work card.

(2) Any on-site manager who is the employee of a licensee must have completed a landlord training program and possess a valid work card.

(3) In the case of an apartment house which does not have a manager, at least one person who qualifies as the operator of the apartment house must have completed a landlord training program.

(F) Although not otherwise obligated under this Chapter, a person who owns an apartment house or the land on which the apartment house is located but who is not engaged in the operation or management of the apartment house is responsible to ensure that at least one person qualifying as an operator of the apartment is available for purposes of complying with the licensing, fee payment, and training requirements of this Chapter.

(G) A business license under this Chapter may be withheld pending an applicant's completion of the landlord training program or may be conditioned upon such completion.

5. Title 6.09.040 is hereby amended to read as follows:

6.09.040 Change In Management of Apartment House

A person licensed ~~to conduct or operate~~ as the operator of an apartment house shall notify the Department of a change in the management of the apartment house within ten days after the change takes place. A new manager who has not completed the landlord training program shall have forty-five days to complete the program and thirty days to obtain a work card.

6. Title 19.16.100(B)(3) is hereby amended to read as follows:

3. Certain Conversions. The conversion of any development from multi-family or apartment development to condominium or co-op status shall require a Site Development Plan Review.

7. Title 19.18.010 is hereby amended by adding thereto, at the appropriate location, the following term, together with its corresponding definition:

Co-op. A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium where individual units are under separate individual occupant ownership. The term includes "tenants in common," "cooperative housing" or other similar terms.

**Staff Report Page One**  
**July 12, 2011 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

Discussion and possible action to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op.

**ANALYSIS**

A co-op or cooperative housing is a legal entity, usually a corporation, which owns residential property, consisting of one or more residential units or buildings. Under this model of property ownership, each member of the corporation is entitled to occupy one of the residential units owned by the co-op. Similar to the CC&Rs of a typical residential subdivision an occupancy agreement, which specifies the co-op's rules, may also be required of the corporation members.

A "co-op" or "tenants in common" property ownership model is not differentiated from apartments under the city's business licensing regulations. Further, a change from a multi-family development to a co-op is not currently contemplated under the Unified Development Code (UDC). There are provisions under both Title 6 (Business Licensing) and Title 19 (UDC) to address condominiums which are similar to co-ops in that they are multi-family buildings that are not rental apartments but instead condominium units are owned by individuals.

The proposed changes will make it clear that a co-op, or tenants in common, development is not considered an "apartment house" for purposes of business licensing. Additionally, the proposed changes will provide site development review should a multi-family development be proposed to convert to a co-op, which is in line with requirements for the conversion of multi-family development to condominium development. Finally, the proposed change will introduce a definition to the UDC for co-ops.

**FINDINGS**

The proposed text amendment will achieve the following:

- Exclude co-ops and tenants in common from the definition of "apartment house" under the city's business licensing regulations.
- Provide for site development review when multi-family residential development is proposed for conversion into a co-op.
- Provide a definition for the term "co-op."

**Staff Report Page Two**  
**July 12, 2011 - Planning Commission Meeting**

The following table summarizes all proposed changes:

| <b>Code Requirements</b> | <b>Existing Regulations</b>                                                 | <b>Proposed Regulations</b>                                                                            |
|--------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 6.09.010                 | Defines what is an apartment house under the city's business licensing code | Adds co-ops and tenants in common as exclusions to the apartment house definition                      |
| 19.16.100(B)(3)          | Addresses requirements for certain conversions                              | Adds the conversion from multi-family to co-op as a conversion that requires a site development review |
| 19.18.010                | n/a                                                                         | Adds a definition for a "co-op"                                                                        |

**NOTICES MAILED**

NEWSPAPER ONLY

**APPROVALS**

0

**PROTESTS**

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2

**July 13, 2011**

Mr. Robert Summerfield  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive, 3rd Floor  
Las Vegas, Nevada 89106

**RE: TXT-41987 - TEXT AMENDMENT  
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. Summerfield:

Your request to amend LVMC 6.09 related to Apartment Houses and Apartment House Managers to update the definition of an Apartment House and to amend LVMC 19.16 and 19.18 to address the conversion of a multi-family development or apartment to a co-op and provide a definition for a co-op, was considered by the Planning Commission on July 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This request will be forwarded to the City Council for consideration of adopting an ordinance to amend the Zoning Code.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

1 **BILL NO. 2011-**

2 **ORDINANCE NO. \_\_\_\_\_**

3 AN ORDINANCE TO UPDATE THE LICENSING REGULATIONS APPLICABLE TO  
4 APARTMENT HOUSES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Proposed by: Flinn Fagg, Director of Planning      Summary: Updates the licensing regulations  
6 applicable to apartment houses.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
8 AS FOLLOWS:

9 SECTION 1: Title 6, Chapter 9, Section 10, of the Municipal Code of the City of Las  
10 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **6.09.010:** For purposes of this Chapter:

12 (A) "Apartment house" means a structure which contains [three] five or more  
13 apartment dwelling units and which does not qualify as a [condominium, townhouse dwelling or  
14 residence hotel.] townhouse dwelling, residence hotel, condominium, or multiple-unit structure that  
15 is owned cooperatively or in common.

16 (B) "Landlord training program" means a landlord training program offered by the  
17 Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free  
18 Multi-Housing Program.

19 (C) "Licensee" means a person who is licensed [to manage, operate or conduct an  
20 apartment house.] under the provisions of this Chapter.

21 (D) "Operator of an apartment house" means a person who operates or manages an  
22 apartment house. For purposes of ensuring that the provisions of this Chapter are met for each  
23 apartment house, the term also includes a person who owns the apartment house or the land on which  
24 the apartment house is located if that person also is engaged in the operation or management of the  
25 apartment house.

26 SECTION 2: Title 6, Chapter 9, Section 15, of the Municipal Code of the City of Las  
27 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **6.09.015:** [Every person in the business of operating] Each operator of an apartment house shall



2  
1 pay a semiannual licensing fee based upon the schedule set [for] forth in this Section. However, [if  
2 the same person owns] in the case of a group of apartment houses which are contiguous to each other,  
3 the contiguous group shall be treated as one apartment house for the purpose of this Section[:]. No  
4 more than one fee is required to be paid under this Section for each apartment house.

5

| Number of Apartment House Rooms | Fee                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------|
| [1 to 4]                        | [None]                                                                                         |
| 5 to 10                         | [\$25.00] <u>\$75.00</u>                                                                       |
| Over 10                         | [\$25.00 plus \$2.50] <u>\$75.00 plus \$5.00</u> for each additional apartment in excess of 10 |

9

10 SECTION 3: Title 6, Chapter 9, Section 20, of the Municipal Code of the City of Las  
11 Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

12 SECTION 4: Title 6, Chapter 9, of the Municipal Code of the City of Las Vegas,  
13 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 20,  
14 reading as follows:

15 **6.09.020:** (A) The operator of an apartment house must obtain and maintain a business license  
16 to operate any apartment house. In addition, but subject to the remaining provisions of this Section,  
17 the operator must complete a landlord training program.

18 (B) The landlord training requirement of Subsection (A) of this Section does not  
19 apply to any operator of an apartment house that is or will be managed by a licensee who is in  
20 compliance with the requirements of Subsection (C) of this Section.

21 (C) Independent of the requirement set forth in Subsection (A), any person who is  
22 in the business of managing one or more apartment houses on behalf of others must:

- 23 (1) Obtain and maintain a business license to manage apartment houses;  
24 (2) Complete a landlord training program; and  
25 (3) Obtain and maintain a valid work card pursuant to LVMC Chapter 6.86.

26 (D) Any employee or agent of a licensee under this Section who acts as the on-site  
27 manager of an apartment house must have completed a landlord training program and must have a  
28 valid work card issued under LVMC Chapter 6.86.

1 (E) At any given time with respect to each apartment house:  
2 (1) The licensed manager, if any, must have completed a landlord training  
3 program and possess a valid work card.  
4 (2) Any on-site manager who is the employee of a licensee must have  
5 completed a landlord training program and possess a valid work card.  
6 (3) In the case of an apartment house which does not have a manager, at  
7 least one person who qualifies as the operator of the apartment house must have completed a landlord  
8 training program.  
9 (F) Although not otherwise obligated under this Chapter, a person who owns an  
10 apartment house or the land on which the apartment house is located but who is not engaged in the  
11 operation or management of the apartment house is responsible to ensure that at least one person  
12 qualifying as an operator of the apartment is available for purposes of complying with the licensing,  
13 fee payment, and training requirements of this Chapter.  
14 (G) A business license under this Chapter may be withheld pending an applicant's  
15 completion of the landlord training program or may be conditioned upon such completion.  
16 SECTION 5: Title 6, Chapter 9, Section 40, of the Municipal Code of the City of Las  
17 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:  
18 **6.09.040:** A person licensed [to conduct or operate] as the operator of an apartment house shall  
19 notify the Department a change in the management of the apartment house within ten days after the  
20 change takes place. A new manager who has not completed the landlord training program shall have  
21 forty-five days to complete the program and thirty days to obtain a work card.  
22 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or  
23 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
24 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
25 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
26 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
27 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
28 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_ day of \_\_\_\_\_, 2011, and referred to the following committee composed of  
3 \_\_\_\_\_ and \_\_\_\_\_ for recommendation;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 2011, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11

12 APPROVED:

13

14 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16

17 BEVERLY K. BRIDGES, MMC  
City Clerk

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Re: TXF 4/987  
7/12/11 PC

**Robert Summerfield**

---

**From:** rsummerfield@LasVegasNevada.GOV  
**Sent:** Wednesday, December 07, 2011 9:03 AM  
**To:** Robert Summerfield  
**Cc:** Robert Summerfield  
**Subject:** FW: FW: CORRECT ATTACHMENTS Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare  
**Attachments:** Apartment CO OP 2011.docx; Proposed Title 10 Crime Free Program 060811.doc

-----Original Message-----

**From:** Victoria Rosemore [mailto:VRosemore@LasVegasNevada.GOV];  
**Sent:** 8/9/2011 11:38:15 AM  
**To:** Robert Summerfield [mailto:rsummerfield@LasVegasNevada.GOV];  
**Subject:** FW: CORRECT ATTACHMENTS Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

Sorry! I meant to cc you too.

---

**From:** Victoria Rosemore  
**Sent:** Tuesday, August 09, 2011 11:38 AM  
**To:** Flinn Fagg; Karen Duddleston; Doug Rankin  
**Subject:** FW: CORRECT ATTACHMENTS Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

I met with Dan Still on this and he said overall it would be up to Val Steed if he wanted to organize the code placing the Multi Family Crime Free Program under Title 10. Dan said he didn't think it would change much moving it. He said if it was determined to leave it in Title 6 then we should put language in to prevent it from holding up the licensing process. Overall, I still think it is in our best interest to completely remove it from Title 6 and move the program under Title 10 since the program belongs to Metro and all enforcement powers under Title 10 are Metro's authority and not ours.

Do you want me to request time with Val to discuss or does Karen want to attempt this subject matter with him? I think it will probably take both of us to get a direction from him if you know what I mean. ☺

---

**From:** Victoria Rosemore  
**Sent:** Tuesday, June 14, 2011 3:03 PM  
**To:** Fabiana Axelrod; Grace Jimenez-Kraft; Jim Azar; Jose Monroy; Kelly Oliverius; Latania Webb; Liz Ackley; Lon Grasmick; Robert A. Cone; Victoria Rosemore  
**Subject:** FW: CORRECT ATTACHMENTS Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

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**From:** Victoria Rosemore

**Sent:** Tuesday, June 14, 2011 3:02 PM

**To:** Victoria Rosemore; Flinn Fagg; Doug Rankin

**Cc:** Carol Meyer; Karen Duddleston

**Subject:** RE: CORRECT ATTACHMENTS Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare



Apartment CO OP 2011.docx



Proposed Title 10 Crime Free Program 060811.doc

CORRECT ATTACHMENTS... Please consider our recommendation and I am sorry for the confusion. OFF with my HEAD...

---

**From:** Victoria Rosemore

**Sent:** Tuesday, June 14, 2011 2:45 PM

**To:** Victoria Rosemore; Flinn Fagg; Doug Rankin

**Cc:** Carol Meyer; Karen Duddleston

**Subject:** RE: Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

Sorry, please disregard this email... I sent the wrong attachments. I will send it again with the correct attachments. SORRY!!!

---

**From:** Victoria Rosemore

**Sent:** Tuesday, June 14, 2011 9:00 AM

**To:** Flinn Fagg; Doug Rankin

**Cc:** Carol Meyer; Karen Duddleston; Victoria Rosemore

**Subject:** Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

<< File: Proposed Chapter 6 09 Apartment doc 060811.doc >> << File: Proposed Title 10 Crime Free Program 060811.doc >>

I also recommend to Carol to check with you regarding the changes to Title 6.74 Secondhand. As per our discussion previously regarding codes that have Metro issues included in them you want them brought to your attention. Title 6.74 Secondhand includes much of what Metro needs and is also covered under NRS. By removing this duplication the enforcement would fall fully on Metro rather than us. I know Metro does rely on us a great deal and that is why it is in our code. So, I have brought it to your attention as requested.

**Robert Summerfield**

Related to

TXT-41987

**From:** Flinn Fagg  
**Sent:** Tuesday, June 14, 2011 9:01 AM  
**To:** Robert Summerfield  
**Subject:** Fw: Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare  
**Attachments:** Proposed Chapter 6 09 Apartment doc 060811.doc; Proposed Title 10 Crime Free Program 060811.doc  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** CLV - P&D - Business Licensing: Code Amendment, 3-year Retention

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**From:** Victoria Rosemore  
**Sent:** Tuesday, June 14, 2011 09:00 AM  
**To:** Flinn Fagg; Doug Rankin  
**Cc:** Carol Meyer; Karen Duddleston; Victoria Rosemore  
**Subject:** Suggestions to code changes for Title 6.09 (Apartments) and Title 10 Public Peace, Morals, and Welfare

<<Proposed Chapter 6 09 Apartment doc 060811.doc>> <<Proposed Title 10 Crime Free Program 060811.doc>>

I also recommend to Carol to check with you regarding the changes to Title 6.74 Secondhand. As per our discussion previously regarding codes that have Metro issues included in them you want them brought to your attention. Title 6.74 Secondhand includes much of what Metro needs and is also covered under NRS. By removing this duplication the enforcement would fall fully on Metro rather than us. I know Metro does rely on us a great deal and that is why it is in our code. So, I have brought it to your attention as requested.

## **Proposed Title 10 PUBLIC PEACE, MORALS, AND WELFARE**

### **Chapter 10.75 Landlord training program and work card requirement**

10.75.010 Definitions. For purposes of this Chapter.

10.75.020 Completion of landlord training and work card required.

10.75.030 Training requirements for business entities.

10.75.040 Change in management of Apartment House

#### **10.75.010 Definitions. For purposes of this Chapter:**

(A) "Apartment house" means a structure which contains three or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling, or residence hotel.

(B) "Owner" means any person having a legal or equitable interest in real property within the City. For purposes of providing notice under this Chapter to an owner of real property, the term also includes any agent or representative of the owner, or any person who acts as a manager or collects rents regarding that property.

#### **10.75.020 Completion of landlord training program and work card required.**

(A) In order to manage one or more apartment houses, the property manager or owner must complete a landlord training program and must obtain and maintain a valid work card pursuant to LVMC Chapter 10.75.

(B)(1) In order to conduct or operate any apartment house containing more than four dwelling units, the property manager or owner must complete a landlord training program.

(2) Subsection (B)(1) of this Section does not apply to a property manager or owner whose apartment house(s) will be managed by an owner who is in compliance with the requirements of Subsection (A) of this Section.

(C) Any employee or agent of an owner who acts as the on-site manager of an apartment house must have completed a landlord training program and must have a valid work card issued under LVMC Chapter 6.86.

(D) The following persons must complete a landlord training program and, where applicable, obtain a work card within one hundred eighty days after the effective date of the Ordinance codified in this Chapter in order to continue to function in their respective capacities:

(1) A person who owns or manages one or more apartment houses on the effective date of said Ordinance and who has not complied with Subsection (A) of this Section.

(2) An owner or manager who conducts or operates one or more apartment houses on the



effective date of said Ordinance and who has not complied with Subsection B of this Section, if applicable.

(3) An employee or agent of a licensee who acts as the on-site manager of an apartment house on the effective date of this Chapter and who has not complied with Subsection (C) of this Section.

(E) It is unlawful for a person to continue to act as an owner or on-site manager in violation of Subsection D of this Section, and the owner is subject to disciplinary action under this Title for a violation of Subsection D of this Section.

(F) Subject to the provisions of Subsection D of this Section, any given time:

(1) The manager, if any, of an apartment house must have completed a landlord training program and possess a valid work card.

(2) Any on-site manager of an apartment house who is the employee of an owner must have completed a landlord training program and possess a valid work card.

(3) In the case of an apartment house containing more than four dwelling units which does not have a manager, the person who owns the apartment house must have completed a landlord training program.

#### **10.75.030 Training requirements for business entities.**

For purposes of this Chapter, a partnership, corporation or other business entity satisfies the training and work card requirements of this Chapter if one or more of its principals has fulfilled those requirements.

#### **10.75.040 Change in management of apartment house.**

A person who owns an apartment house shall notify the Metropolitan Police Department of a change in the management of the apartment house within ten days after the change takes place. A new manager who has not completed the landlord training program shall have forty-five days to complete the program and thirty days to obtain a work card.

## **Proposed Chapter 6.09 APARTMENT HOUSES**

6.09.010 Definitions. For purposes of this Chapter:

6.09.020 Semiannual apartment business license fee.

6.09.030 Enforcement.

### **6.09.010 Definitions. For purposes of this Chapter:**

(A) "Apartment house" means a structure which contains three or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling, or residence hotel.

(B) "Owner" means any person having a legal or equitable interest in real property within the City. For purposes of providing notice under this Chapter to an owner of real property, the term also includes any agent or representative of the owner, or any person who acts as a manager or collects rents regarding that property.

### **6.09.020 Semiannual apartment business license fee.**

Each owner as defined in this chapter shall be issued a business license for each apartment house owned. The business license shall reflect current ownership and land use on record with the County Assessor's office at time of issuance.

Licensing records shall be updated to reflect County Assessor's records at the time of review. The owner of an apartment house shall pay a semiannual licensing fee based upon the schedule set for in this Section:

| <b>Number of<br/>Apartment House Rooms</b> | <b>Fee</b>                                                        |
|--------------------------------------------|-------------------------------------------------------------------|
| 3 to 4                                     | \$50.00                                                           |
| 5 to 10                                    | \$75.00                                                           |
| Over 10                                    | \$75.00 plus \$2.50 for each additional apartment in excess of 10 |

### **6.09.030 Enforcement.**

Neither the payment of a semiannual license fee, nor the renewal or pending renewal of a license under this Chapter, shall in any way limit the enforcement of this Chapter and Chapter 9.04 Nuisances as applicable. The Department of Finance and Business Services may delay, withhold or rescind renewal action pending verification of compliance with this Chapter and Chapter 9.04. Non payment of fees due constitutes a public nuisance as defined in Chapter 9.04.

Leave program language.

## **CHAPTER 6.09 - APARTMENT HOUSES AND APARTMENT HOUSE MANAGERS**

**6.09.010 - Definitions.**

**6.09.015 - Semiannual apartment business license fee.**

**6.09.020 - Completion of landlord training program and work card required.**

**6.09.030 - Training requirements for business entities.**

**6.09.040 - Change in management of apartment house.**

**6.09.050 - Enforcement.**

### **6.09.010 - Definitions.**

For purposes of this Chapter:

(A)

"Apartment house" means a structure which contains ~~three~~ five or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.

(B)

"Landlord training program" means a landlord training program offered by the Las Vegas Metropolitan Police Department in connection with its Las Vegas Crime Free Multi-Housing Program.

(C)

"Licensee" means a person who is licensed to manage, operate or conduct an apartment house.

(Ord. 5056 § 2, 1998)

### **6.09.015 - Semiannual apartment business license fee.**

Every person in the business of operating an apartment house shall pay a semiannual licensing fee based upon the schedule set for in this Section. However, if the same person owns a group of apartment houses which are contiguous to each other, the contiguous group shall be treated as one apartment house for the purpose of this Section:

| Number of Apartment House Rooms | Fee                                                                                                    |
|---------------------------------|--------------------------------------------------------------------------------------------------------|
| 1 to 4                          | None                                                                                                   |
| 5 to 10                         | <del>\$25.00</del> \$75.00                                                                             |
| Over 10                         | <del>\$25.00</del> \$75.00 plus <del>\$2.50</del> \$5.00 for each additional apartment in excess of 10 |

(Ord. 5352 § 4, 2001)

### **6.09.020 - Completion of landlord training program and work card required.**

(A)

In order to obtain or maintain a business license to manage one or more apartment houses, the applicant or licensee must complete a landlord training program and must obtain and maintain a valid work card pursuant to LVMC Chapter 6.86

(B)

(4)

1

In order to obtain or maintain a business license to conduct or operate any apartment house containing more than four dwelling units, the applicant or licensee must complete a landlord training program.

(2)

Subsection (B)(1) of this Section does not apply to an applicant or licensee whose apartment house(s) will be managed by a licensee who is in compliance with the requirements of Subsection (A) of this Section.

(C)

Any employee or agent of a licensee who acts as the on-site manager of an apartment house must have completed a landlord training program and must have a valid work card issued under LVMC Chapter 6.86

(D)

The following persons must complete a landlord training program and, where applicable, obtain a work card within one hundred eighty days after the effective date of the Ordinance codified in this Chapter in order to continue to function in their respective capacities:

(1)

A person who is licensed to manage one or more apartment houses on the effective date of said Ordinance and who has not complied with Subsection (A) of this Section.

(2)

A person who is licensed to conduct or operate one or more apartment houses on the effective date of said Ordinance and who has not complied with Subsection B of this Section, if applicable.

(3)

An employee or agent of a licensee who acts as the on-site manager of an apartment house on the effective date of this Chapter and who has not complied with Subsection (C) of this Section.

(E)

It is unlawful for a person to continue to act as a licensee or on-site manager in violation of Subsection D of this Section, and a licensee is subject to disciplinary action under this Title for a violation of Subsection D of this Section.

(F)

Subject to the provisions of Subsection D of this Section, any given time:

(1)

The licensed manager, if any, of an apartment house must have completed a landlord training program and possess a valid work card.

(2)

Any on-site manager of an apartment house who is the employee of a licensee must have completed a landlord training program and possess a valid work card.

(3)

In the case of an apartment house containing more than four dwelling units which does not have a manager, the person who is licensed to conduct or operate the apartment house must have completed a landlord training program.

(Ord. 5056 §§ 3—8, 1998)

#### **6.09.030 - Training requirements for business entities.**

For purposes of this Chapter, a partnership, corporation or other business entity satisfies the training and work card requirements of this Chapter if one or more of its principals has fulfilled those requirements.

~~(Ord. 5056 § 9, 1998)~~

**6.09.040 - Change in management of apartment house.**

~~A person licensed to conduct or operate an apartment house shall notify the Department a change in the management of the apartment house within ten days after the change takes place. A new manager who has not completed the landlord training program shall have forty-five days to complete the program and thirty days to obtain a work card.~~

~~(Ord. 5998 § 50, 2008; Ord. 5056 § 10, 1998)~~

**6.09.050 - Enforcement.**

~~Neither the payment of a semiannual license fee, nor the renewal or pending renewal of a license under this Chapter, shall in any way limit the enforcement of this Chapter. The Department may delay, withhold or rescind renewal action pending verification of compliance with this Chapter.~~

~~(Ord. 5998 § 51, 2008; Ord. 5056 § 11, 1998)~~