Agenda Item No.: **6.**

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MAY 1, 2012

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC ☐Consent ☒ Discussion

SUBJECT:

Bill No. 2012-22 - For Possible Action - 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. (TXT-41987) Proposed by: Flinn Fagg, Director of Planning

Fiscal Impact

- ☐ **No Impact** ☐ **Augmentation Required**
- ☐ **Budget Funds Available**

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:
This bill 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 co-op status. The update 1) includes a base and per-unit license fee increase for apartment houses, changing the fee basis from a semiannual to an annual fee; 2) clarifies and simplifies the process by which apartment house managers and operators obtain compliance with training and work card requirements; and 3) addresses the conversion of multi-family/apartment developments to co-op status.

RECOMMENDATION:
This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:
1. Bill No. 2012-22
2. Business Impact Statement

Motion made by STAVROS S. ANTHONY to Approve

Passed For: 2; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, STAVROS S. ANTHONY; (Against-BOB COFFIN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
By way of reading the item, COUNCILMAN BARLOW declared the Public Hearing open.

FLINN FAGG, Director of Planning, described the major changes proposed in the bill and requested approval. MR. FAGG clarified for COUNCILMAN COFFIN that members of a co-op own a fractional share of the overall property, as opposed to condominium owners who own a specific unit.

KAREN DUDDLESTEN, Business Licensing Manager, explained that the current ordinance requires registration of triplexes and four-plexes, but there is no fee associated with the license. This process basically serves as a data collection method.

VICTORIA ROSEMORE, Supervisor, Business Licensing, explained this bill will bring the City up to the national standard. Her extensive research showed that landlord licensing fees and requirements within the City have not changed since 1979. She reviewed the current statistics on multiple housing properties with fewer than five units and explained how difficult it can be to locate the owners. Furthermore, the lack of civil penalties associated with the current ordinance makes enforcement difficult. This bill will not have an effect on the fees collected, but will eliminate the administrative costs associated with trying to enforce licensing on those no-fee registrations.

COUNCILMAN COFFIN asked for clarification on how properties are cross matched with the property taxes. MS. ROSEMORE explained that the Sewer Department tracks properties and their use according to fixture counts. MR. FAGG confirmed that the Clark County Assessor's Office has the same access to utility information.

DEPUTY CITY ATTORNEY VAL STEED speculated that in 1979, renting less than five units was akin to renting out rooms in a home. COUNCILMAN COFFIN recalled the 1981 legislative actions surrounding business licensing and property taxes and stated he is hesitant to reduce the number of fees collected. MR. FAGG clarified that the bill is not seeking to reduce the fees collected because there are no fees collected on these licenses. The expense to the City comes from the time spent trying to identify owners and it is not in the best interest of the City to relocate and displace the residents of cited units.

By way of reading the next item, COUNCILMAN BARLOW declared the Public Hearing closed.