

COUNCIL ACTION FORM

SUBJECT: RENTAL HOUSING INSPECTION FEES

BACKGROUND:

Rental housing inspection fees are adjusted annually to provide 100% funding for the program. Proposed fees are based upon the prior period actual operating cost.

The attached resolution includes the proposed increases, which average about 15%. These are largely the result of the Inspection Division's reorganization, including increased allocation of Fire Chief and Building Official resources to the Housing Inspection Program; reclassification of the Housing Inspector position to Housing Inspection Supervisor; increased resource allocation to data and records management systems, all approved in the previous budget cycle. A history of recent years' fees is shown below.

Type of Rental Dwelling	04/05 fees	05/06 fees	06/07 fees	07/08 fees
Single family & condos	\$16.92	\$18.61	\$19.57	\$21.83 (+11.5%)
Duplex	12.62	\$14.31	\$15.27	\$17.53 (+14.8%)
3-6 apt. units	\$12.22	\$13.91	\$14.87	\$17.13 (+15.2%)
7-20 apt units	\$11.42	\$13.11	\$14.07	\$16.33 (+16.1%)
Over 20 apt units	\$10.92	\$12.61	\$13.57	\$15.83 (+15.7%)
Lodging & boarding	\$11.72	\$13.41	\$14.37	\$16.63 (+15.7%)
Fraternity & sorority	\$60.00	\$60.00	\$60.00	\$60.00 (+0%)

Increases in each category are not the same percentage across the board, but range from 11.5 to 15.7%. The percentages of units and inspections in each category vary from year to year, so the actual costs of providing services to each category also vary.

ALTERNATIVES:

1. Approve the proposed rental housing fee schedule for FY 07/08.
2. Do not approve the proposed fee schedule.

MANAGER'S RECOMMENDED ACTION:

These fees recover the actual costs of providing the City's rental housing inspection program. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Rental Housing Fee Schedule shown on the attached resolution.

RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.7, Ames Municipal Code:

A. Multi-family Dwellings.

Three-Six Apartments	\$17.13/apartment
Seven to Twenty Apartments	\$16.33/apartment
Over Twenty Apartments	\$15.83/apartment

Due and payable June 19 of each year is hereby established for multi-family dwellings (Apartment buildings).

B. Lodging House and Boarding House. A fee of sixteen dollars and sixty-three cents (\$16.63) per room, due and payable June 19 of each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.

C. Fraternity and Sorority Houses. A fee of sixty dollars (\$60.00) per structure, due and payable June 19 of each year, is hereby established for Fraternity and Sorority Houses.

D. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner. A fee of fourteen dollars and thirty-seven cents (\$14.37) per rental room, due June 19 of each year, is hereby established for single family dwellings with rooms to rent.

E. One- or Two-Family Rental Housing. A fee of twenty-one dollars and eighty-three cents (\$21.83) per unit for single family dwellings and seventeen dollars and fifty-three cents (\$17.53) per unit for duplexes, due June 19 of each year, is hereby established for one and two unit dwellings.

F. Special Request Inspection. A fee of forty dollars (\$40.00) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.

G. Reinspection Fee. A fee of forty dollars (\$40.00) per dwelling unit for a reinspection after one free reinspection, is hereby established.

H. Appeals and Hearings. For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of seventy-five dollars (\$75.00) shall be charged to defray the costs thereof.

I. Condominiums. A fee of twenty-one dollars and eighty-three cents (\$21.83) per unit for condominiums, due June 19 of each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after April 1, 2008.

Adopted this _____ day of _____, 2008.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor