



Economic & Community Development Committee
 Strengthening Renters' Safety Act
 23-0357
 August 20, 2024

Why this bill?

- 46% of units licensed
- Tenants don't understand licensure requirements
- Interior violations often go unaddressed
- Need a stronger tool than violation notices for small segment of worst actors

Bill Summary - Priority Dwellings

- Objective criteria to define worst buildings
- Data-driven prioritization of inspections and enforcement
- Subset (25) are inspected twice per year by DHCD
 - Tenants can request inclusion of their unit
 - Failing to correct issue identified in inspection can result in license revocation

Bill Summary - Transparency and Education

- Landlord must post notice when building is unlicensed
- Inspection reports distributed to tenants
- Priority status for past 5 years published by DHCD
- Advertisements and leases must include proof of licensure
- Detailed annual report by DHCD

Amendment Summary - Overview

- Amendments drafted in collaboration with Administration/DHCD
- City Council will perform oversight, rather than task force
- Adjustment of Priority criteria
- Change in funding mechanism
- Additional oversight & accountability for Priority Dwellings
- Amendments to match DHCD practices and recommendations

Amendments - Priority Dwellings Criteria

ORIGINAL

- Lead paint, elevator, or mold notice unaddressed for 30+ days
- Other habitability-related notice unaddressed for 60+ days
- High level of 311 requests (relative to number of units)
- Building is operating on a 1-year license
- Building is inspected by HUD annually due to poor conditions

AMENDED

- Interior violation notice unaddressed for 90+ days
- Four or more interior violation notices
- High level of 311 requests (relative to number of units)
- Building is inspected by HUD annually due to poor conditions

Amendments - Priority Dwelling Oversight

- Owners/operators must meet with DHCD
- Interior citations established for Priority Dwellings

Amendments - DHCD Operations

- All buildings have 90-day window prior to license application submission to perform inspection
- All licenses have 2-year term
- Transfer of license prohibited

Amendments - Miscellaneous

- \$250 citation for failing to post license number with advertisements
 - Exception added for new/newly renovated units
- Removal of complaint process for tenants - duplicative of 311
- Weatherproofing and mold added to annual reporting categories
- Effective date delayed to January 1, 2026