



## DEPARTMENTAL SUBMISSION

DEPARTMENT: Law

FILE NUMBER: Law-2347

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**\* RE:**

Submitting reso. autho. Ordinance to amend Chapter 8 of the 2019 Detroit City Code, Building Construction and Property maintenance, Article XV

**\* SUMMARY:**

Building Construction and Property Maintenance, Article XV, Property Maintenance, Division 1, In General, by amending Section 8-15-3, Definitions: A-B, Section 8-15-4, Definitions: C, Section 8-15-5, Definitions: D-F, Section 8-15-6, Definitions: G-K, Section 8-15-7, Definitions: L-O, Section 8-15-8, Definitions: P-R, Section 8-15-9, Definitions: S-Z, and Section 8-15-11, Civil fines for violation of article, by amending Division 2, Administration and Enforcement, by amending Section 8-15-33, fees, Section 8-15-35, Certificate of Compliance required; violation for failure to obtain; temporary certificate and modifications, Section 8-15-36, Suspension or denial of Certificate of Compliance; revocation, Section 8-15-47, Issuance of correction notice or blight violation, Section 8-15-48, Curing or disputing correction notice; right of entry by City to abate public nuisance; obstruction of City employees and agents prohibited, and Section 8-15-49, Costs of abatement; collection of costs for City abatement of public nuisances, by amending Division 3, Requirements for Rental Property, by amending Subdivision A, In General, by amending Section 8-15-81, Registration of rental property, amending and renaming Section 8-15-82, Inspection of rental property; Certificate of Compliance required; registration of Certificates of Compliance for rental properties; violations; occupancy; length of Certificate of Compliance, repealing Section 8-15-83, Lead inspection/risk assessment, lead clearance, and relocating substitute Section 8-15-83, Federal and other governmental agency inspections accepted, repealing Section 8-15-84, Landlords and staff required to obtain HUD Visual Assessment Certification; annual inspections, and relocating substitute Section 8-15-84, Caretaker; responsible person; warning devices, by relocating Section 8-15-85, Window stops or guards required; exceptions, by adding Section 8-15-86, Tenant escrow, Section 8-15-87, Termination of tenancy to avoid compliance with subdivision or retaliatory action prohibited, Section 8-15-88, Consideration of Certificate of Compliance in eviction judgment, Section 8-15-89, Utilization of escrow accounts established under Michigan Housing Law, and Section 8-15-90, Notice and posting requirements for housing providers, and by amending Subdivision B, Lead Clearance, by amending Section 8-15-91, Purpose and intent; requirements, Section 8-15-92, Lead inspection and risk assessment, reports required, Section 8-15-94, Post-remedy clearance report, and Section 8-15-95, Requirement to avoid conflict of interest regarding lead-clearance inspection, and by repealing Section 8-15-98, Termination of tenancy to avoid compliance with this subdivision or retaliatory action prohibited, and by relocating to Section 8-15-98, Required distribution of

information, and Section 8-15-99, Annual report required, in order to increase the effectiveness of the City of Detroit's oversight of rental housing and improve the quality of rental housing available to tenants.

**\* RECOMMENDATION:**

Building Construction and Property Maintenance, Article XV, Property Maintenance, Division 1, In General, by amending Section 8-15-3, Definitions: A-B, Section 8-15-4, Definitions: C, Section 8-15-5, Definitions: D-F, Section 8-15-6, Definitions: G-K, Section 8-15-7, Definitions: L-O, Section 8-15-8, Definitions: P-R, Section 8-15-9, Definitions: S-Z, and Section 8-15-11, Civil fines for violation of article, by amending Division 2, Administration and Enforcement, by amending Section 8-15-33, fees, Section 8-15-35, Certificate of Compliance required; violation for failure to obtain; temporary certificate and modifications, Section 8-15-36, Suspension or denial of Certificate of Compliance; revocation, Section 8-15-47, Issuance of correction notice or blight violation, Section 8-15-48, Curing or disputing correction notice; right of entry by City to abate public nuisance; obstruction of City employees and agents prohibited, and Section 8-15-49, Costs of abatement; collection of costs for City abatement of public nuisances, by amending Division 3, Requirements for Rental Property, by amending Subdivision A, In General, by amending Section 8-15-81, Registration of rental property, amending and renaming Section 8-15-82, Inspection of rental property; Certificate of Compliance required; registration of Certificates of Compliance for rental properties; violations; occupancy; length of Certificate of Compliance, repealing Section 8-15-83, Lead inspection/risk assessment, lead clearance, and relocating substitute Section 8-15-83, Federal and other governmental agency inspections accepted, repealing Section 8-15-84, Landlords and staff required to obtain HUD Visual Assessment Certification; annual inspections, and relocating substitute Section 8-15-84, Caretaker; responsible person; warning devices, by relocating Section 8-15-85, Window stops or guards required; exceptions, by adding Section 8-15-86, Tenant escrow, Section 8-15-87, Termination of tenancy to avoid compliance with subdivision or retaliatory action prohibited, Section 8-15-88, Consideration of Certificate of Compliance in eviction judgment, Section 8-15-89, Utilization of escrow accounts established under Michigan Housing Law, and Section 8-15-90, Notice and posting requirements for housing providers, and by amending Subdivision B, Lead Clearance, by amending Section 8-15-91, Purpose and intent; requirements, Section 8-15-92, Lead inspection and risk assessment, reports required, Section 8-15-94, Post-remedy clearance report, and Section 8-15-95, Requirement to avoid conflict of interest regarding lead-clearance inspection, and by repealing Section 8-15-98, Termination of tenancy to avoid compliance with this subdivision or retaliatory action prohibited, and by relocating to Section 8-15-98, Required distribution of information, and Section 8-15-99, Annual report required, in order to increase the effectiveness of the City of Detroit's oversight of rental housing and improve the quality of rental housing available to tenants.

**\* DEPARTMENTAL CONTACT:**

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Position: Legal Secretary

**\*=REQUIRED**