



Legislation Text

File #: 21-003-O, **Version:** 1

AN ORDINANCE AMENDING SECTION 29A-32.1 TO INCLUDE ITEM C TO AMEND THE CONVERSION FEE REQUIREMENTS FOR BUILDINGS THAT ARE CONDEMNED FOR HUMAN HABITATION
CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That Section 29A-32.1. of the Duluth City Code be amended as follows:

Conversion fee.

Any one-family dwelling, not currently licensed pursuant to this Article on March 13, 2011, shall be subject to a rental conversion fee at the time it is initially licensed as a rental unit. The conversion fee shall not apply if:

(a) License is being renewed; or

(b) Single tenant rental unit will be owner occupied and have only one renter. If the owner occupant ceases to live in the dwelling, the one-time conversion fee will be required for dwelling to remain licensed; or

(c) The license is being issued with the intent to rehabilitate a property that is currently on Life Safety's list of homes condemned for human habitation. If the owner sells or conveys property within 24 months after rehabilitation, the one-time conversion fee will be required for dwelling to remain licensed

Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: This ordinance amends section 29A-32.1 of the City Code to waive the rental conversion fee for properties on the Life Safety list of homes condemned for human habitation. Currently structures condemned for human habitation are not exempt from the conversion fee, resulting in a financial barrier that makes it difficult to renovate these units to become rental units. This ordinance clarifies that the conversion fee will be waived in the event that a home listed on the condemned for human habitation list is being rehabilitated to become a rental unit. Instead of letting the structure continue to deteriorate, this amendment will assist in the rehabilitation of dilapidated and blighted structures in our community and put these properties back on the tax rolls. This will result in safer communities, more properties on the tax roll, and higher real estate values on properties in the immediate vicinity of these rehabilitated structures. Not only will this result in safer neighborhoods and higher property values, but this amendment will also help to preserve our naturally occurring affordable housing stock and will help create affordable units for families throughout our community.