



City of Smyrna

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Issue Sheet

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Agenda Title:

Approval of Covid Extension for Multi-Housing Inspection Program

ISSUE AND BACKGROUND:

Under the City's Property Maintenance Code (Chapter 80 of the Code of Ordinances), the City requires multi-family developments to inspect 20 percent of their units every year prior to the renewal of their business license. The inspection program applies to all property owners of multi-family rental dwellings or multi-family rental units within the city that receive income for use of four or more such dwellings or units and meet the requirements of O.C.G.A. § 48-13-5 for having a location or office within the city. Due to Covid restrictions, Community Development is recommending to allow the property owners to spread the 2020 inspections over the next two years. If a property owner decides to defer the 2020 inspections to other years, they would be required to complete inspections for 30% of the units the next two years (2021 & 2022). The program shall only apply to the required 2020 inspections. Required inspections for subsequent years shall not be deferred.

RECOMMENDATION / REQUESTED ACTION: Community Development is recommending **approval** of the following actions to support the multi-family developments through the pandemic:

- Allow the property owners to spread the 2020 inspections over the next two years.
- If a property owner decides to defer the 2020 inspections to other years, they would be required to complete inspections for 30% of the units the next two years (2021 & 2022).
- The program shall only apply to the required 2020 inspections. Required inspections for subsequent years shall not be deferred.

The proposed actions are not a waiver of the inspection requirement, but it allows for the deferment of the inspections until they can be completed safely. In addition, these actions would keep the inspection of all the units within the development on the same inspection schedule over a five-year period. The Fire Marshal's Office and the Community Development Code Enforcement Division will continue to do the yearly exterior inspections of the property.

