



Evolving City Codes
To
Preserve Our
Neighborhoods



**NEIGHBORHOOD
SERVICES
DEPARTMENT**





**Common
Ordinances
Enforced by
Neighborhood
Services**

Neighborhood Preservation Ordinance (Chapter 39)

- Property maintenance, interior violations (tenant occupied)

Zoning Ordinance (Chapter 41)

- Residential, Commercial, Land Use, Structures, Fences, Parking

Animal Ordinance (Chapter 8)

- Poultry, Pigeons, Livestock, and more

Businesses (Chapter 10)

- Mobile Vending, Sexuality Oriented Businesses, Short Term Rentals



NEW TO PRESERVATION

CODE ENFORCEMENT POLICY UPDATES

- LATEST REVISION JUNE 2024

VACANT PROPERTY REGISTRY

- CHAPTER 39 SECTION 49-55

SHORT TERM RENTALS

- CHAPTER 10, ARTICLE XVI

ACCESSORY DWELLING UNITS

- CHAPTER 41 706A

ADMINISTRATIVE SEARCH WARRANT PROCESS

- FIRST WARRANT EXECUTED MAY 23, 2024

CODE ENFORCEMENT POLICY (CEP)

- City Council adopted policy
- Provides NSD with guidelines for enforcement
- Annual review



CODE ENFORCEMENT POLICY

The Code Enforcement Policy, adopted by the Phoenix City Council, provides guidelines for enforcement of the Neighborhood Preservation Ordinance, Zoning Ordinance and portions of other codes and ordinances.



Effective June 15, 2022

CEP DEPARTMENT HIGHLIGHTS

- Added language to allow proactive enforcement of the new text amendments related to Short Term Rentals and Vacant Property Registry
- Additional language to allow inspection of Short Term Rentals for compliance with the Standards and Operating Requirements in City Code Section 10-205



VACANT PROPERTY REGISTRY (VPR)

An owner shall register the following properties on the Vacant Property Registry if the properties are vacant for thirty (30) or more days:

- Non-residential properties;
- Residential properties with 50 or more dwelling units that are 100% unoccupied by the owner or legal occupant; or
- Unimproved land that is 10,000 or more square feet in size

Fine Structure:

- First offense \$500
- Second offense \$750
- Third offense \$1,000 minimum up to \$2,500

VPR STATISTICS

The Vacant Property Registry portal launched on January 1, 2024, with enforcement starting February 1, 2024.

To date:

- 450 properties have been registered;
- 418 notice of ordinance violations issued; and
- 80 civil citations issued

SHORT TERM RENTALS (STR)

- Registration vs permitting
- Display of permit
- Emergency response
- Renewal
- Enforcement process
- Fine structure
- Tools and tips

STR STATISTICS

- 1,721 cases opened;
- 1,330 notice of ordinance violations issued; and
- 289 civil citations issued

COMMUNITY SAFETY PLAN (CSP)

- Coordinated effort with multiple departments to improve the safety and quality of life within the Community Safety Plan (CSP)
- Effectively addressing all properties (single and multi-family residential, commercial,) for violations involving health and safety, blight, and crime

MOBILE VENDING

- Team of five (5), one Supervisor and four Inspectors (currently one inspector vacancy), who cover the entire city
- Enforce and collaborate with Maricopa County on illegal food vendors on private property
- Collaborate with Police on illegal cell phone vendors
- Work an alternative schedule

CHALLENGES

- Inspector vacancies
- Onboarding new inspectors
- Additional/new adopted code violations
- Class and compensation

CODE ENFORCEMENT STATS

	FY22-23	FY23-24
Total Cases Opened	41,229	38,946
Total Cases Resolved	41,592	38,014
Total Number of Inspections	128,715	120,300
Total Notice of Ordinance Violation Issued	26,440	26,258
Total Citations Issued	4,743	5,291
Voluntary Compliance Rate	92%	91%
Average Standard Cycle Time	35.60	36.95





FUTURE CHANGES

POULTRY ORDINANCE UPDATE

- RECENT AMENDMENT

SHOPPING CART ORDINANCE

- UPDATED FEE AND RESTRICTIVE DEVICE

ACCESSORY DWELLING UNITS

- NEW AMENDMENTS PER ZONING CODE

QUESTIONS



WHAT NOW?

**ATTEND THE
ROUNDTABLE**

**OFFER
INPUT**

**TALK ABOUT
CHALLENGES**

**COMPETING
DEMANDS**

**PRIORITIZE
NEIGHBORHOOD
NEEDS**

**PROVIDE
FEEDBACK**