Evolving City Codes
To
Preserve Our
Neighborhoods



# 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





## 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)

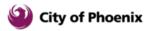
An owner shall register the following properties on the Vacant Property Registry if the properties are vacant for thirty (30) or more days:

- 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 I, 2024, with enforcement staring February I, 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 multifamily 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



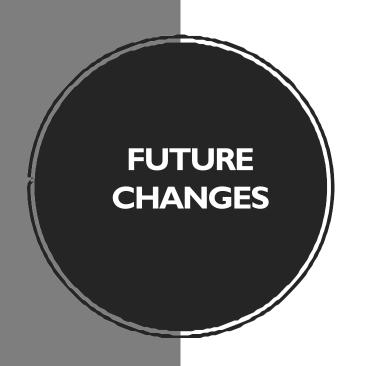


## **CODE ENFORCEMENT STATS**

	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







## POULTRY ORDINANCE UPDATE

RECENT AMENDMENT

## SHOPPING CART ORDINANCE

UPDATED FEE AND RESTRICTIVE DEVICE

## **ACCESSORY DWELLING UNITS**

NEW AMENDMENTS PER ZONING CODE

# QUESTIONS



# WHAT NOW?

ATTENDTHE ROUNDTABLE

TALK ABOUT CHALLENGES

OFFER INPUT

COMPETING DEMANDS

PRIORTIZE
NEIGHBORHOOD
NEEDS

PROVIDE FEEDBACK

