



# Residential Rental Registration Program

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A vibrant mural on a wall depicting a blue parrot with its wings spread, perched on a branch. The parrot is surrounded by large, colorful flowers, including yellow and pink ones. The mural is set against a background of green foliage. The entire scene is framed by a diagonal border of blue, white, and red stripes.

COMMUNITY SERVICES

# PURPOSE FOR TODAY

- Staff is seeking City Council direction on a recommendation for a new **Residential Rental Registration Program.**
- Registration of rental properties is when the locality requires property owners to register their rental properties or to obtain a certificate or license to rent housing units within their City limits.
- **Strategic Plan Key Focus Area:** Support Healthy & Safe Communities

# BACKGROUND

- The City currently operates a **Rental Inspection Program**. This program was started in 2014.
- The City provides interior inspections of rental units by request at no cost. When violations exist, the officer works with the landlord to gain compliance in a timely manner.
- Tenants can report issues by phone, email, Engage Denton or by visiting Development Services.
- CIS Rental Inspection Program received and closed **140 cases in** FY22-23.

Rental Inspections

Violation Type	Totals
⊕ ELECTRICAL	34
⊕ EXTERMINATION	29
⊕ MECHANICAL COOLING	17
⊕ ROOFS	15
⊕ MAJOR APPLIANCES	8
⊕ WATER SYSTEM - WATER HEATING	8
⊕ DOORS	7
⊕ PLUMBING SYSTEMS	7
⊕ SANITARY DRAINAGE	6
⊕ ELEVATORS	3
⊕ MECHANICAL HEATING	3
⊕ REQUIRED FACILITIES	2
⊕ FIRE PROTECTION SYSTEMS	1
<b>Total</b>	<b>140</b>

*Rental Inspection Program data FY22-23.*



## RENTAL DATA FOR DENTON

- Estimated **28,625** residential rental units (**24,000** multi-family units and **4,625** single-family units) in the City of Denton.
- **5,300** multi-family units are approved for future development.

# PROGRAM OPPORTUNITY

- No centralized list of property contact information
- Current program is reactive
- Landlords/Property Managers may not always be onsite or local
- Tenants and landlords may not be aware of rights to safe and habitable housing
- Tenants may be hesitant to complain out of fear of eviction or retaliation; and/or have language barriers or disability



# RENTAL REGISTRATION PROGRAM

- To support rental housing standards, staff recommends implementation of a **Residential Rental Registration Program**.
- This program will require all property owners and companies that **rent or lease** single-family homes, duplexes, townhomes, or apartments for **30 consecutive days or more** within the City of Denton to register as a rental property with the City.
- Several neighboring Cities have adopted Rental Registration Programs: Little Elm, Celina, Coppell, College Station and more than 40 other Cities in the state of Texas alone.

# PROGRAM PARAMETERS

## PROPOSED

### TIMELINE

Program Set-up  
(1-2 months)

Public Notification  
(2-3 months)

Registration  
(1-2 months)

Compliance Deadline  
(based on ordinance  
approval date)

This program will focus on:

- Denton Property Maintenance Code (DPMC) **education** and **compliance**.
- **Improving housing quality standards** through **education** for tenants and property owners, providing links to community resources, and hosting targeted special events (emails, virtual and in-person, etc.) related to:
  - Safety,
  - Rights, and
  - Responsibilities.
- Gathering **data** to use for strategic planning, improving programs and services, and providing support for **Affordable Housing Toolkit Strategies**.

# OPTIONS

Staff is seeking direction from City Council

- Proceed with Drafting a Rental Registration Program for consideration
- Do not Proceed with a Rental Registration Program