

# Vacant Property Registration Program

City Council Briefing  
May 19, 2021

The logo of the City of Dallas, featuring a stylized white 'D' with a three-lobed leaf inside, set against a dark blue background with a fine white grid pattern.

**City of Dallas**

Carl Simpson, Director  
Code Compliance  
Services Department  
City of Dallas

# Presentation Overview



- Background/History
- Purpose
- Issues/ Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps





# Background/History



**Chapter 48 “Vacant Buildings”**

**Adopted June 2008**

**Vacant Buildings Only**

**Commercial/Residential**



Nov 5, 2019 at 10:58 AM





# Background/History



Monitoring of properties

Re-occupancy or demolition

Partnership/Voluntary Compliance

Public Safety

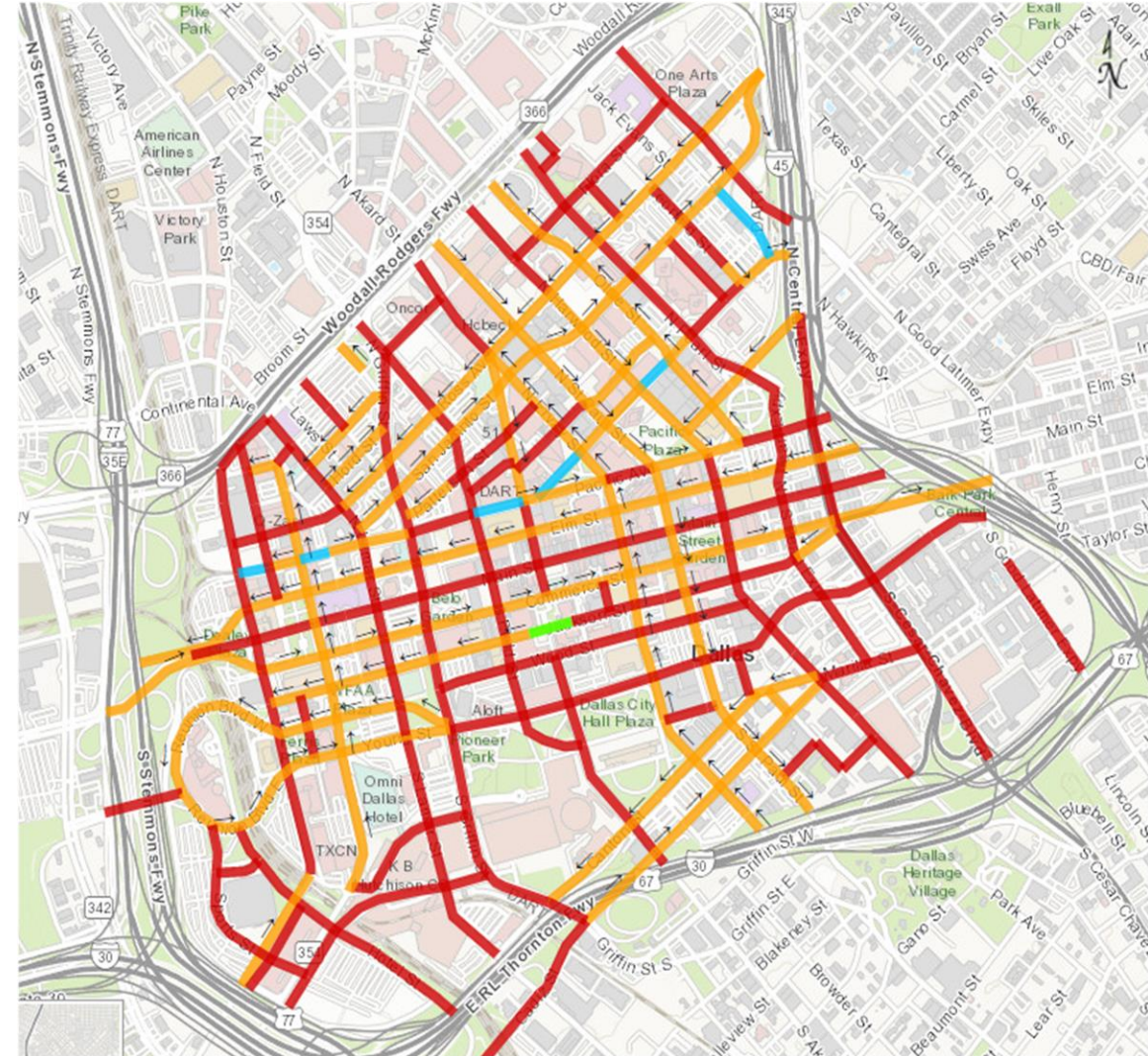




# Background/History



- 603 Munger
- 608 S Harwood
- 2011 Young
- 2104 Jackson
- 508 Park Ave
- 1823 Cadiz St
- 2117 Commerce
- 911 Elm St
- 901 S Ervay

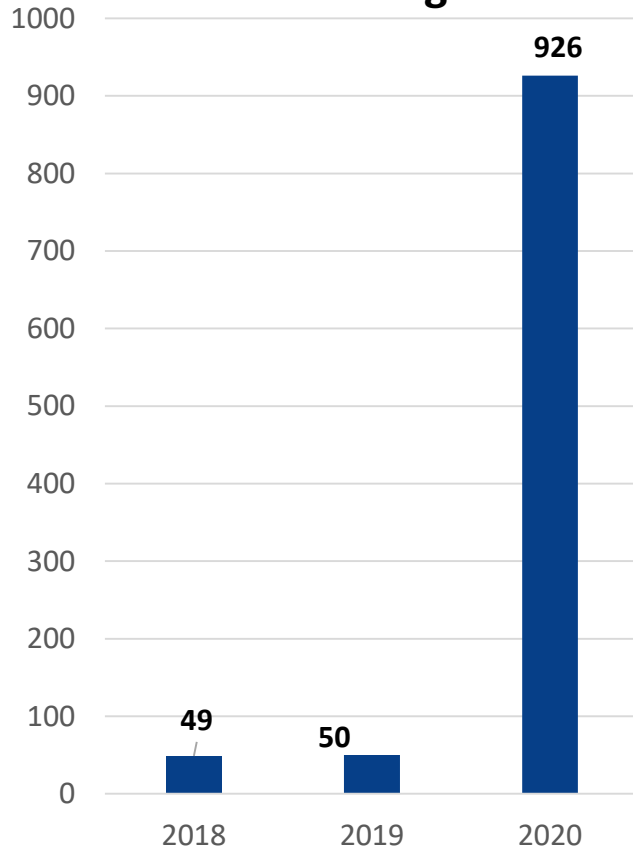




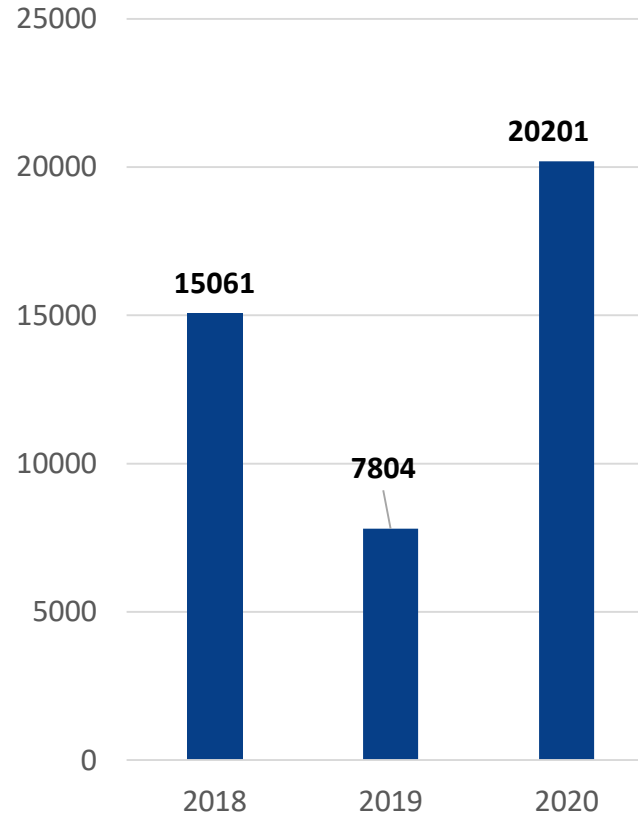
# Background/History



### 311 Service Request Vacant Building Totals



### 311 Service Request Vacant Lot Totals

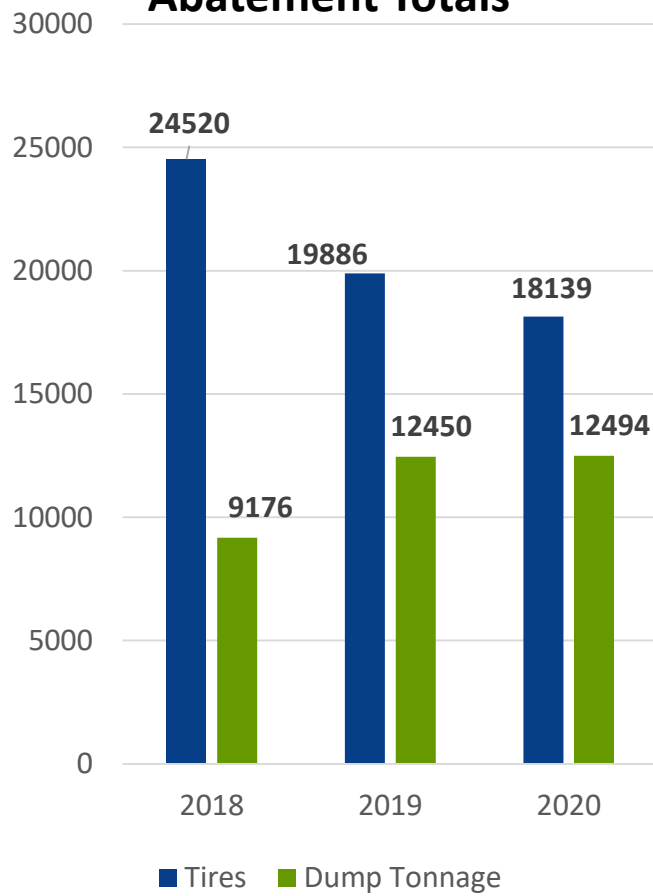




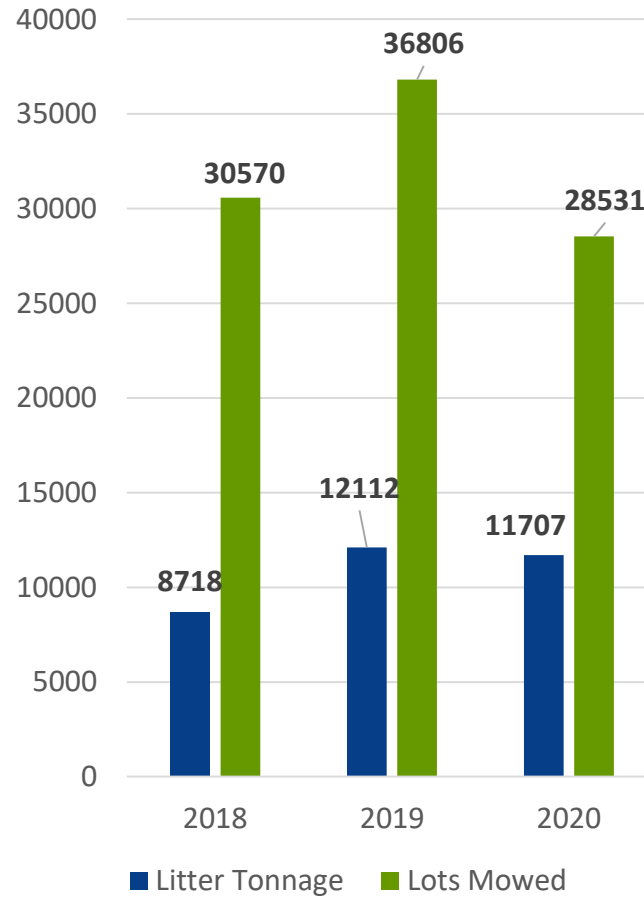
# Background/History



### Illegal Dumping Abatement Totals



### Mow Clean Totals

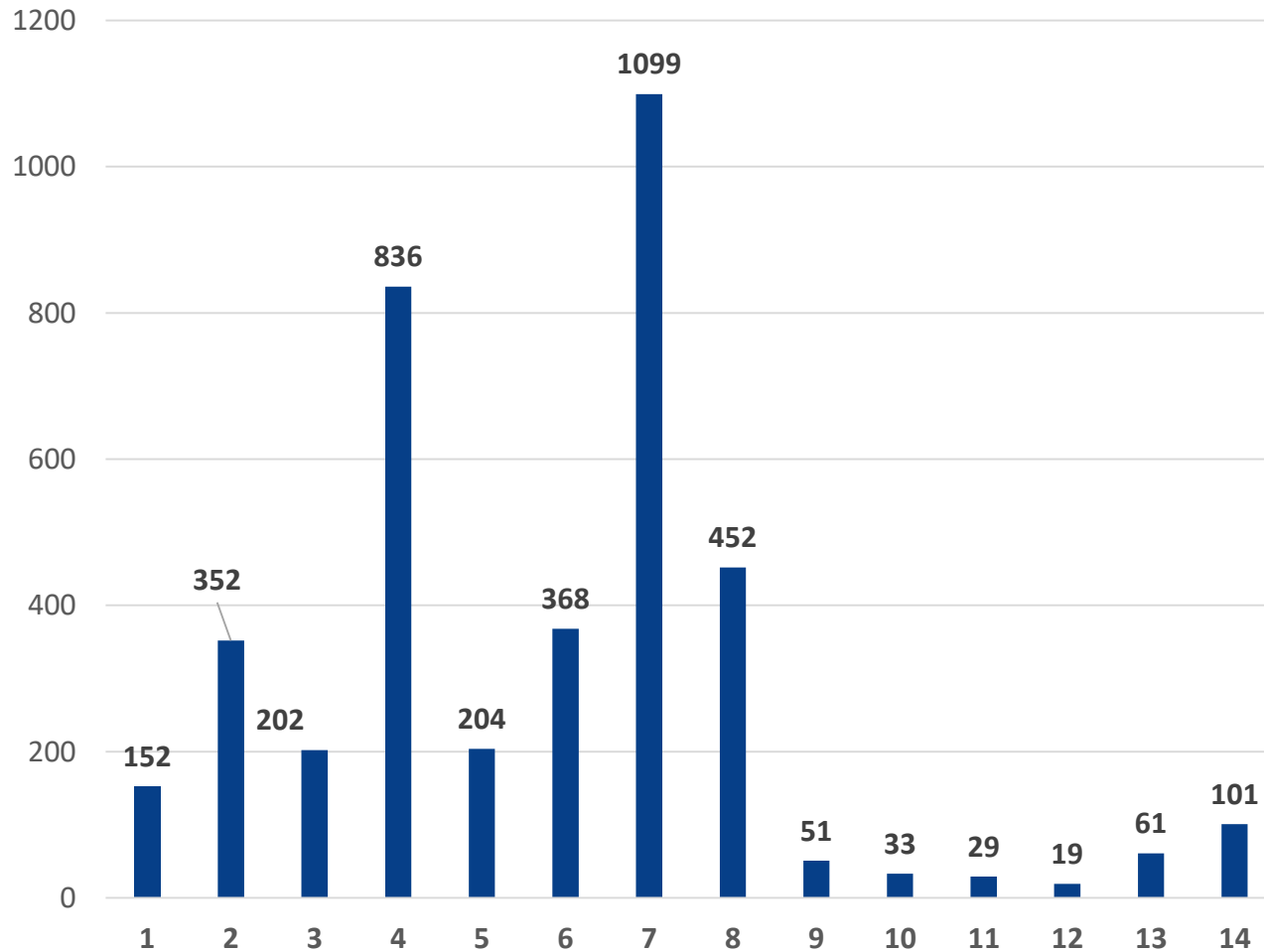




# Background/History



## Vacant Properties Identified by Council District

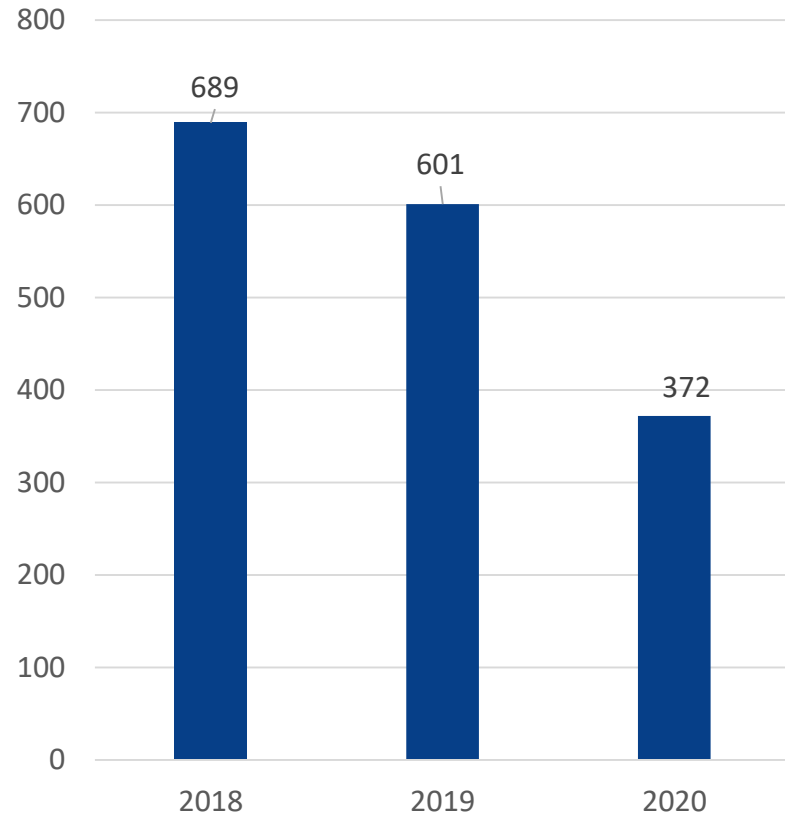




# Background/History



Number of Vacant Buildings Secured



# City Vacant Property Programs



Austin

Corpus

El Paso

Houston

San Antonio

Sacramento

Detroit

Miami

Chicago

Columbia





# Purpose of the Plan



Jun 8, 2020 at 1:07 PM





# Issues/Operational Concerns



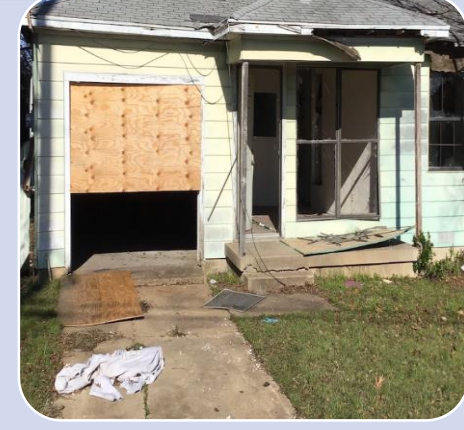
**Illegal  
Dumping**



**Litter &  
Weeds**



**Graffiti**

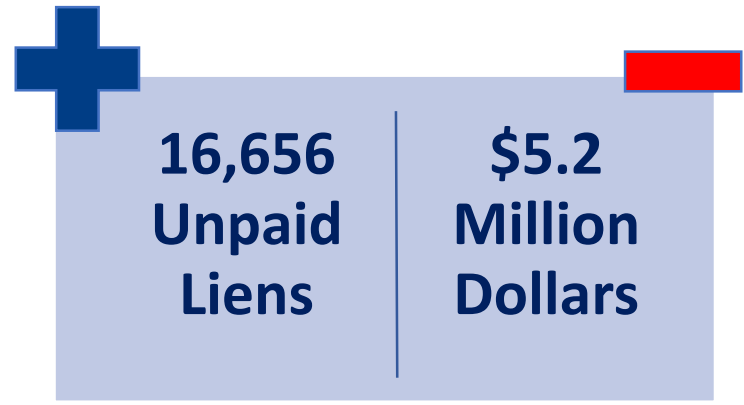
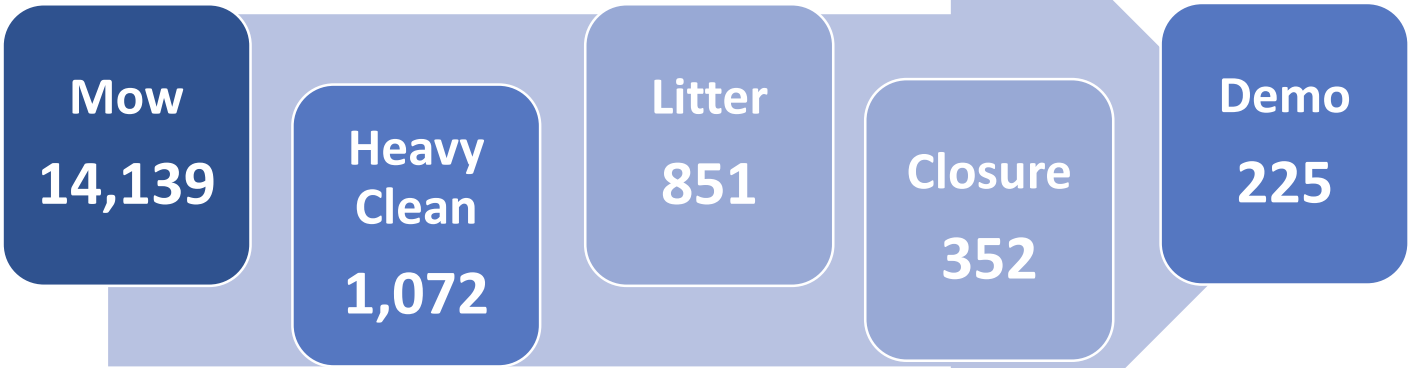


**Open &  
Vacant**





# Issues/Unpaid Liens



*Note: 3 Year Data*



# Proposed Action/Strategic



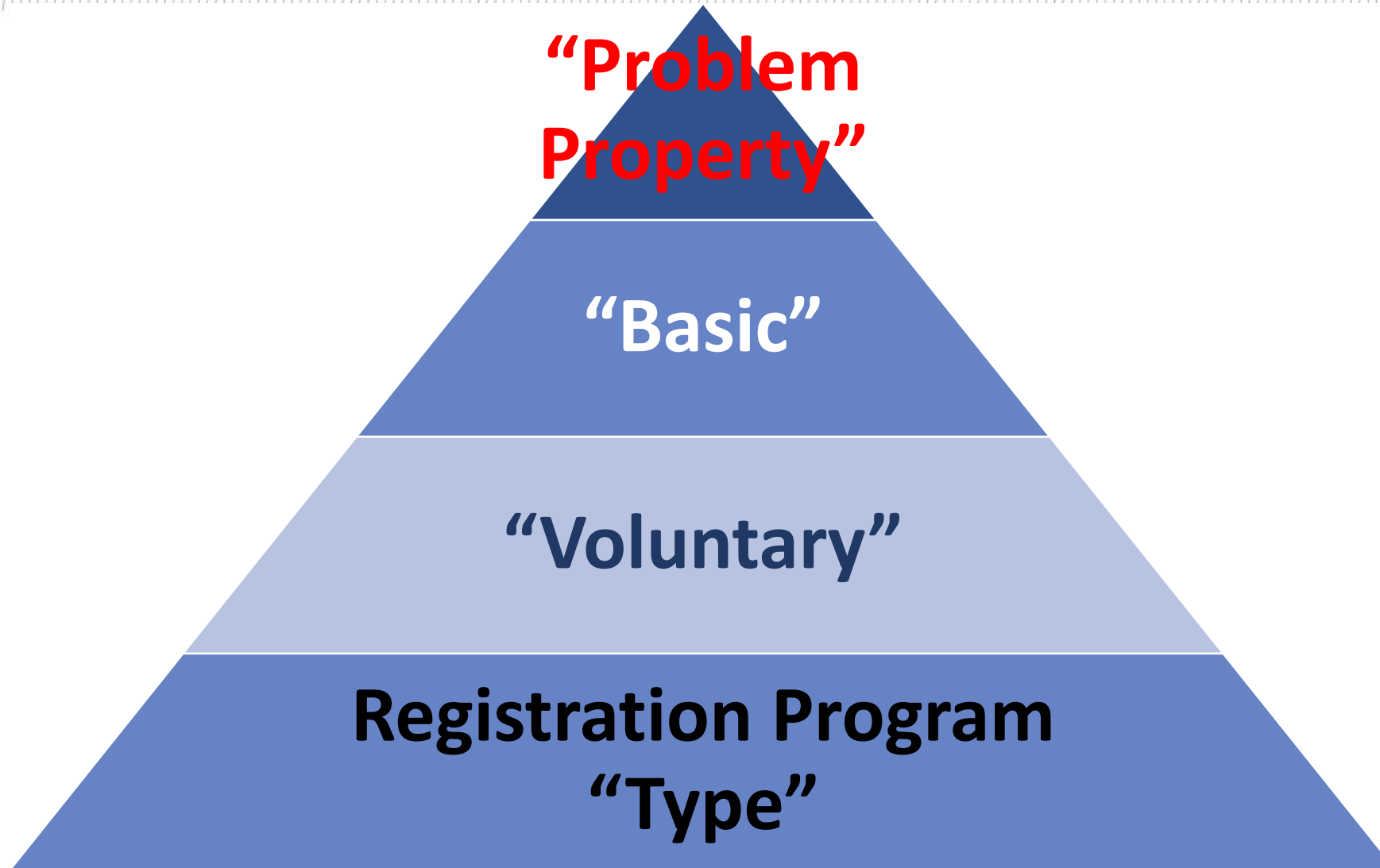
**Registration  
Program**

**Repetitive Nuisance  
Properties  
Monitoring  
Inspections  
Periodic Evaluation**





# Staff Recommendation





Jun 9, 2020 at 12:04 PM









# Registration Types



## “Voluntary”

- Free
- Optional to Property Owners
- Partnerships
- Communication
- Faster Resolutions
- Minimize City Costs and Crime





# Registration Types



## “Basic”

- **Required when 2 or more non-complied violations occur in a 6 month period**
- **No longer required when only 1 non-complied violation in occurs in a 12 month prior after initial registration**





# Registration Types



## “Problem Property”

- Required when 3 or more non-complied violations occur in a six month period
- No longer required when only one non-complied violation in occurs in a 12month prior after initial registration





# Registration Types



Jun 27, 2019 at 11:57:50 AM  
203 Landis S  
Dallas TX 75203  
United States

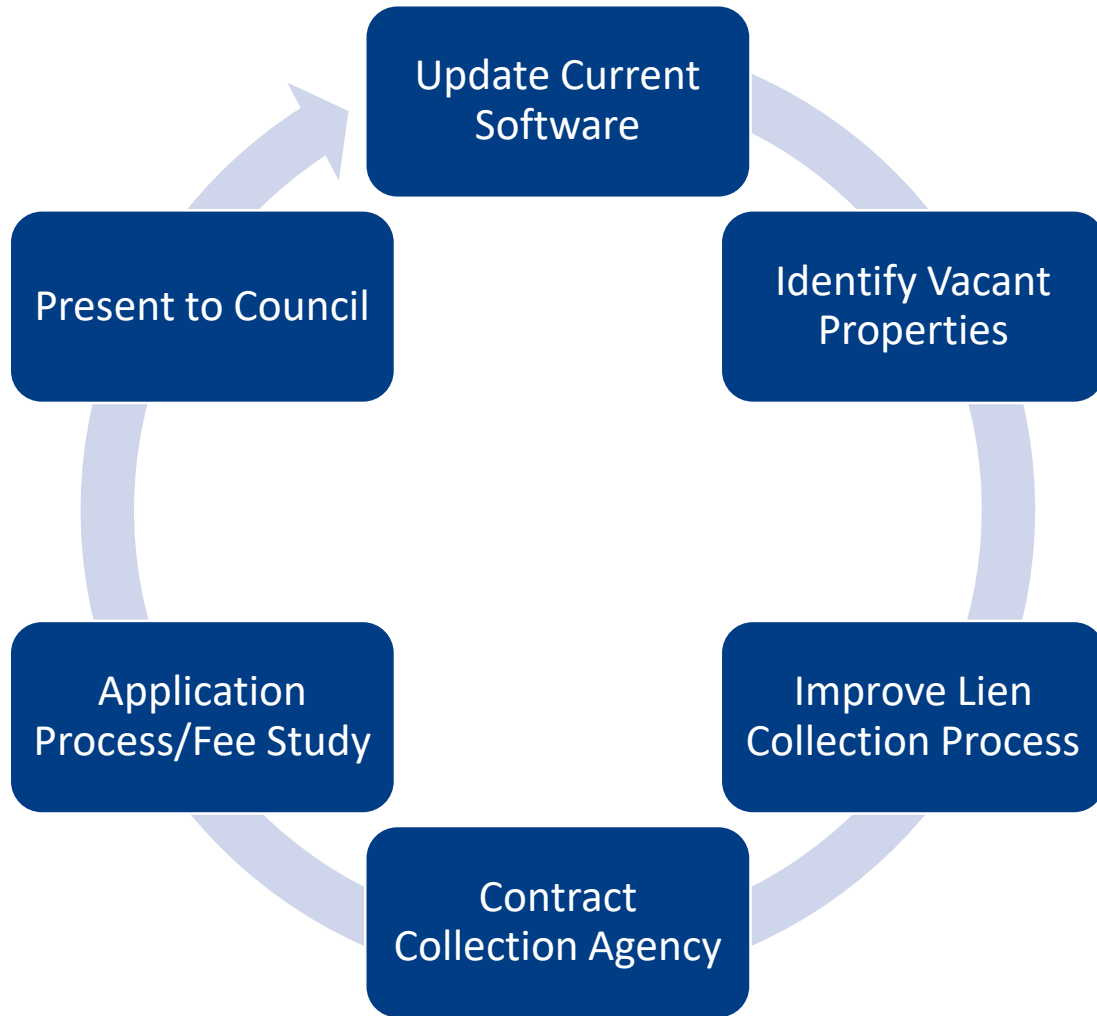
## “Monitoring Fees”

- Required only when escalated to Problem Property Status:
- Code responds to 311 Service Request and confirms violations
- Code may proactively monitor locations every 30 days





# Staff Recommendations





# Next Steps



May 2021

Improve Lien Collection Process

June 2021

Submit Proposed Ordinance to Council

September  
2021

Fee Study/Registration Fees

Fall 2021

Software Registration Enhancements





# Vacant Property Registration Program

City Council Briefing  
May 19, 2021

Carl Simpson, Director  
Code Compliance Services  
Department  
City of Dallas

