



SPOTLIGHT Duncanville

CITY COUNCIL

Mayor: Barry L. Gordon, 972.709.8239

At-Large: Patrick LeBlanc, 972.572.1238

D1: Dennis Schwartz, 469.567.0780

D2: Don McBurnett, 972.296.4179

D3: Leslie Thomas, 214.773.2682

D4: Mark D. Cooks, 972.974.7643

D5: Johnette Jameson, 972.780.8887

CITY CALENDAR DECEMBER

- 4: City Council Regular Meeting
- 7: Christmas Tree Lighting & Parade
- 15: DuncanSwitch
- 18: City Council Regular Meeting

JANUARY

- 1: CANCELLED:
City Council Regular Meeting
- 15: City Council Regular Meeting
- 19: DuncanSwitch

FEBRUARY

- 5: City Council Regular Meeting
- 16: DuncanSwitch
- 19: City Council Regular Meeting

CONTACT CITY HALL

- After Hours Water Emergency: 972.780.4959
- Animal Control: 972.223.6111
- Auto Pound: 972.298.9932
- City Hall: 972-780-5000
- Code Services: 972.780.5040
- Crime Victim Advocate: 972.780.5037 ext. 0
- Hopkins Senior Center: 972.780.5073
- Jail: 972.780.5039
- Municipal Court: 972.780.5055
- Non-Emergency Dispatch: 972.223.6111
- Personnel: 972.780.5095
- Police Administration: 972.780.5038
- Public Library: 972.780.5050
- Public Information: 972.780.5043
- Recreation Center: 972.780.5070
- Utility Billing: 972.780.5010
- Warrants: 972.780.5092

Rental Registration Ordinance

EFFECTIVE JANUARY 1, 2019

City Council adopted the new Rental Registration ordinance on October 16, 2018. The purpose of this ordinance is to require any residential single-family property, including duplexes and townhomes that are being used as a rental property to be registered and to adhere to established guidelines for maintenance and standards of care for the property.

This ordinance is intended to promote the health, safety and general welfare of the City and its residents by enforcing regulations regarding residential rental properties in the City through annual registration and periodic inspections.

GOALS

- Identify single-family (including duplexes and townhomes) residential rental properties citywide that are rented or leased for **more than 30 days**
- Obtain property information and/or property manager/agent contact information for use by code enforcement and for emergency situations
- Enhance partnerships and communication with property owners and tenants
- Aid in housing stock preservation, maintenance and upgrades
- Facilitate neighborhood stabilization, foster clean and safe rental properties without diminishing availability and affordability
- Safeguard the life, health, safety, welfare and property of occupants by enforcement of minimum property standards

Housing Units:

- Single Family
- Two Family (Duplex)
- Townhouse

Rental Registration Continued...

IMPACT

- Ordinance requires all single-family, duplexes and townhouse properties to be registered with the City of Duncanville. **\$25 annual registration fee.**

- Rental Certificate of Occupancy (RCO) must be obtained.

- Must receive a City Inspection at change of tenant or every two (2) years; which ever occurs first:

- **Inspection: \$100**
- **Re-Inspection: \$100**

- Interior and exterior inspections.

- Must successfully meet the minimum standards set forth within the following:

- **New Ordinance No. 2340**
- **International Property Maintenance Code, 2015**
- **International Residential Code, 2015**

-and-

- **Adhere to any other applicable State and Local laws, regulations and ordinances**

- **No RCO will be issued** until all taxes, liens, utility charges and outstanding code issues have been satisfied.

- Owner must notify City of an eviction within **48 hours** of service (*owner must provide a plan for clean-up of any displaced personal property within 24 hours after eviction*).

- Failure to register a property will result in a **Class C misdemeanor**

- Amount not to exceed \$2,000 (*fine does not include any other applicable code violations*).

- **Establish maximum occupancy** for residential unit at time of registration (*determined by both the 2015 Residential Property and 2015 Property Maintenance Codes*).

- Property manager/agent must reside and/or do business within the **North Central Texas Council of Governments geographical area.**

REMINDER

Winter weather is approaching. Remember to turn off sprinklers when it freezes.

WHAT'S INSPECTED

In accordance with applicable codes:

- Unsafe Structure
- Property Sanitation
- Sidewalks and Driveways
- Accessory Structure
- Pools, Hot Tubs and Spas
- Infestation Issues
- Interior and Exterior Building Conditions
- Water and Plumbing Systems
- Sanitary Systems
- Mechanical Equipment
- Electrical and Fire Hazards

EXAMPLES OF PROPERTIES

SINGLE FAMILY



TWO FAMILY (DUPLEX)



TOWNHOUSE



Abandoned and Junked Vehicles: Understanding the Difference

What is the difference between an abandoned and junked vehicle?

According to state law, an abandoned vehicle does not have to be inoperable or unregistered; it simply must be left unattended without permission on private property or on public property. A junked vehicle is usually an inoperable or unregistered vehicle presenting a public nuisance.

Abandoned Vehicle (defined as)

- Inoperable (inoperable is defined as not capable of being used or operated due to legal or mechanical incapability), more than 5 years old **and** has been left unattended on public property for more than 48 hours;
- Has remained illegally on **public property** for more than 48 hours; or
- Remained on **private property** without the consent of the owner for more than 48 hours.
- Left on the street for more than 30 days regardless of age (and has not moved).



- EXAMPLE** **Abandoned Vehicle** →
- More than 5 years old
 - Remained illegally on public property for more than 48 hours
 - Notice with time stamp (date/time) to record 48 hour time limit.

Junked Vehicle (defined as either)

- A vehicle that is wrecked, dismantled or partially dismantled, or discarded; or
- A vehicle that is inoperable and has remained inoperable for more than:
 - 72 consecutive hours on public property, or
 - 30 consecutive days on private property



- EXAMPLE** **Junked Vehicle** →
- Partially dismantled
 - Inoperable
 - 30 consecutive days on private property

2018 Municipal Bond Election

A Municipal Bond Election was held on Tuesday, November 6, 2018. Four propositions totaling **\$21,600,000** were voted on by Duncanville residents individually and all four propositions passed. **The bond program does not require a tax rate increase.** To view the election results, visit: www.duncanville.com.

BOND PROPOSITIONS



Proposition A

"The issuance of **\$6,600,000** general obligation bonds for Parks & Recreation facilities."



Proposition B

"The issuance of **\$6,600,000** general obligation bonds for street improvements including sidewalk, alley and other traffic flow improvements."



Proposition C

"The issuance of **\$6,000,000** general obligation bonds for firefighting facilities."



Proposition D

"The issuance of **\$2,400,000** general obligation bonds for remodeling and renovating of existing municipal buildings."



Duncanville

City of Champions

203 East Wheatland Road
Duncanville, Texas 75138-0280

PRSRT STD
ECRWSS
US POSTAGE
PAID
PLANO, TX
PERMIT 210

POSTAL CUSTOMER

Council Seeks Citizens to Serve on the Library Advisory Board

The Duncanville City Council is currently accepting applications from citizens interested in volunteering their service on the Library Advisory Board. To be eligible to serve, one must be a resident of the City of Duncanville and not be in arrears on City of Duncanville ad valorem tax or fines or fees.

Anyone interested in serving is encouraged to forward a completed application to:

Kristin Downs, City Secretary
P.O. Box 380280
Duncanville, Texas, 75138-0280

-or-
kdowns@duncanville.com

-or in person-
City Hall
203 E. Wheatland Road

An application may be obtained at City Hall or by visiting the City's web page:
www.duncanville.com.

For more information, call 972.780.5017.