



**FY 2024 PROGRAM
QUARTER TWO REPORT**



PROGRAM OVERVIEW

The City of Austin established the Repeat Offender Program (ROP) in FY 2013. The city is committed to ensuring that residential rental properties in the community are safe and maintained in accordance with public health, safety, and property maintenance standards in the City Code. Property maintenance is necessary to protect all residents. Structural failures at multi-family rental properties have increased and put rental unit dwellers at risk. Single-family rental properties also experience property maintenance issues; and property owners who routinely fail to maintain their properties put rental unit dwellers at risk of injury or death. There are residential rental properties that are the subject of multiple health and safety complaints, including complaints related to property maintenance. Requiring registration, providing increased inspection opportunities, and reducing dangerous and substandard conditions for residential rental properties with multiple health and safety complaints will assist the City in its commitment to ensuring that residential rental properties are safe and maintained. Properties with dangerous conditions and/or impair habitability as defined below must register and be responded to immediately.

If a rental property has received numerous health and safety complaints within 24 consecutive months, they are required to register their property with the Repeat Offender Program (ROP) to meet City Council resolution (*Ordinance No. 20130926-012; Ordinance No. 20141120-003*). This ordinance requires inspections and other guidelines for rental properties falling under the “2-5-2” conditions.

REPEAT OFFENDER CRITERIA

Registration to the Repeat Offender Program list is required for multi-family and single-family rental properties (not occupied by the owner) if they have received the following “2-5-2” conditions within 24 consecutive months at the same property:

- **Two** or more separate notices of violation are issued for the same property, and the owner of the property fails to correct the violations within the time frame required by the code official;
- **Five** or more separate notices of violation are issued on separate days for the same property, regardless of whether the property owner corrects the violations within the time frame required by the code official; or
- **Two** or more citations are issued for the same property.

FOR MORE INFORMATION

www.austintexas.gov/departments/repeat-offender-program



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The following table represents the Repeat Offender Program's Summary.

PROGRAM MEASURES	Q1 (OCT-DEC)	Q2 (JAN-MAR)	Q3 (APR-JUN)	Q4 (JUL-SEPT)	TOTAL
NUMBER OF ROP PROPERTIES REGISTERED INCLUDING SUSPENDED PROPERTIES	91	93			
NUMBER OF ROP PROPERTIES THAT RECEIVED A PERIODIC INSPECTION	15	14			15
NUMBER OF ROP PROPERTIES THAT RECEIVED A PERIODIC INSPECTION AND NO VIOLATIONS WERE FOUND	1	0			1
NUMBER OF ROP PROPERTIES THAT RECEIVED A PERIODIC INSPECTION AND VIOLATIONS WERE FOUND	14	14			14
NUMBER OF ROP PROPERTIES THAT RECEIVED A PERIODIC INSPECTION THAT TIMELY COMPLIED WITH A NOTICE OF VIOLATION	1	3			1





Development CITY OF AUSTIN SERVICES DEPARTMENT

CONTACT

Questions?

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