

Memorandum



CITY OF DALLAS

DATE May 25, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Multifamily Recycling Ordinance – Committee Follow-up**

On Monday, May 14th, 2018, the Department of Sanitation Services briefed the Quality of Life, Arts and Culture Committee on a potential ordinance to require multifamily properties in Dallas to provide access to recycling to their tenants.

At the meeting, a question was raised on how this ordinance would apply to owner occupied condominiums or high-rise condominiums that are individually owned. It was also asked if these types of high rises are part of the multifamily inspection program.

As the draft ordinance is currently written, condominiums that are rented or owner occupied, would be included. Specifically, the draft ordinance applies to multifamily sites and the owner of a multifamily site. Multifamily site and Owner are further defined below:

- *“Multifamily site means with eight or more dwelling units on a single lot.”*
- *“Owner: A person or the person’s agent, **including a condominium or homeowner’s association, jointly or severally, with an ownership interest in a commercial establishment, multifamily site, residence, or duplex.**”*

For the City’s multi-tenant inspection program, as required by Chapter 27, condominiums are required to register and be inspected. Multifamily, as defined for the multi-tenant inspection program and in the Dallas Development Code, is three or more dwelling units located on a lot.

For condominium properties, with individually owned units, only common areas and exteriors of all structures are subject to inspections under the multi-tenant inspection program. Common areas would include areas such as courtyards, pool areas, community rooms, trash collection areas, and parking lots/garages. If a condominium property has units that are being leased or rented, the common areas and the exteriors of all structures would be subject to inspections under the multi-tenant program and the unit’s owner would be required to register the unit(s) under the City’s single-family rental and inspection program and the units would then be subject to interior inspection.

Lastly, there was a request at the committee meeting to have staff ensure recycling requirements for multifamily properties, including condominiums, were addressed in the City’s Building Code. To confirm, the Department of Sustainable Development and Construction has committed to address recycling requirements as part of their planned 2019 code updates.

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If you have any questions, please feel free to contact me or Kelly High, Director of the Department of Sanitation Services.



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Assistant City Manager (I)

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Daniel F. Solis, Administrative Judge
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