

OPTIONS TO RESIDENTIAL RESALE INSPECTION AND REPORT PROGRAM

July 25, 2016

OPTIONS	ADVANTAGES	DISADVANTAGE	FEE (COST TO ADMINISTER PROGRAM) FISCAL IMPACT	PROGRAM EMPLOYED BY OTHER MARIN AGENCIES (FEE FOR SFD REPORT)	GENERAL COMMENTS
<u>OPTION 1</u> Eliminate residential resale inspection program	Free-up staff resources. Consistent with 90% of local jurisdictions in California.	No access to housing stock; no enforcement of prevalent violations; subsequent health/safety risks.	Fee eliminated. Reduction in cost recovery due to lack of capture of unpermitted work. Staffing or level of service implications.	County of Marin (\$0)	MAR does not support this option.
<u>OPTION 2</u> Continue current program and practices (status quo) with measures recommended by State Auditor	Continued access to housing inventory to capture unpermitted work; health/safety;	Per recommendation of State Audit recommendations, increase cost to customer to cover cost of City staff resources.	Current fee = \$165 for SFD, would have to be increased to \$270. Continued cost recovery for enforcement, permitting & inspection of unpermitted work & other building division services. Life/safety benefit.	Novato (\$274) Belvedere (\$300) Mill Valley (\$310) Ross (\$375-\$975) Tiburon (\$250)	MAR does not support this option. County Assessor supports continuation of current program to track/update property data/assessments. Marin Builder's Association supports retaining program.
<u>OPTION 3</u> Continue current program- same as Option 2, except make the program <u>voluntary</u>	Same as Option 2. Except, provides seller and buyer the option to request report.	Same as Option 2. As a voluntary program, the extent of RBR requests is unknown, making it difficult to estimate staffing needs.	Same as Option 2, except departmental cost recovery for permitting and inspection of unpermitted work would likely be less (unknown at this time).	NA	
<u>OPTION 4</u> Report on Permit Record only (no inspections)	Limited staff required to administer; shorter process for customer	No access to housing inventory and no enforcement of violations. Questionable value as permit history available on-line.	Reduce current fee of \$165 for SFD report to \$130. Reduction in departmental cost recovery for capturing unpermitted work	Corte Madera (\$130.00) Sausalito (\$113)	MAR supports this option
<u>OPTION 5</u> Continue current program but limit enforcement to correcting significant life & safety violations only. Other violations are "flagged" and required to be corrected when future permits are requested by owner. Offer a reduction or waiver of fees immediate correction of violations.	Continued access to housing inventory to flag violations. Enforcement and correction of major health & safety violations.	Unpermitted work would continue to be in violation; property owner would control timing of corrections. Could discourage owner from securing permits for future work, thus promoting continued, unpermitted improvements.	Current fee = \$165 for SFD would have to be increased to \$270 (for cost recovery) Continued capture of unpermitted work but limited to correcting major health & safety violations. Defining "major" may be problematic. Fiscal impact on revenue unknown.	Larkspur (\$175) Fairfax (\$350) San Anselmo (\$220)	