

REPEAT OFFENDER PROGRAM

All rental properties that have received numerous health and safety complaints within 12 consecutive months are required to register with the City of Austin Repeat Offender Program by City Council resolution (Ordinance No. 20130926-012 and Amended Ordinance 20141120-003). This ordinance requires inspections and other guidelines for rental properties falling under the "2-5-2" conditions.

2-5-2 Conditions

A rental registration is required for multi-family and single-family rental properties (not occupied by the owner) if they have received the following within 12 consecutive months at the same property:

2 or more separate notices of violation for conditions that are dangerous or impair habitability, and were not corrected within the time required.

5 or more separate notices of violation for conditions that are dangerous or impair habitability which are issued on separate days regardless of whether the violation was corrected or not.

2 or more citations for conditions that are dangerous or impair habitability within 12 consecutive months.

Still have questions?

Call: 512-974-9083

Email: CCDCustomerService@austintexas.gov



Single-family Property

property used for single family residential, single-family attached, and two-family residential (duplexes, garage apartments, townhomes, garden homes, etc.).



Multi-family Property

property used for three or more dwelling units, within one or more buildings (apartments, condos, etc.)



Dangerous Conditions

likely to cause physical harm or injury to someone.



Habitability Conditions

impair the quality of life for a tenant, such as problems with hot water, electrical service, heating, electrical hazard or infestation.



AUSTINCODE
DEPARTMENT

FAQ

When will I have to register by?

The owner of a property must register within 14 days. If the owner would like to appeal the registration, they must submit a statement that supports the appeal. This must be in writing within 10 days and sent to:

City of Austin, Code Department, Attn: ROP,
PO Box 1088, Austin, TX 78767

What if I sell the property?

Registration is non-transferable. If the property is sold, the new owner will have 30 days to submit a new Repeat Offender application and pay a new registration fee (if applicable). If the rental property is made compliant within 90 days after the property is sold, the property will be taken off of the repeat offender list.

What information is required on the registration application?

The owner will be asked to provide his/her name, address, telephone number, and email address. If the owner is a corporation or association, the name and address of the registered agent on file with the Texas Secretary of State will be required. In addition, the number of individual rental units and buildings at the property and a telephone number that will be answered 24 hours a day by a local contact (i.e.: emergency phone number) will be required.

Are there any exceptions?

Exceptions only apply to owner-occupied rentals and units regulated by another section of the code (such as hotels, motels, and bed and breakfasts).

How much does registration cost?

Current Registration Fee is \$300. Please submit your payment with the completed ROP application.

How long will I remain on the Repeat Offender List?

The property owner will remain on the repeat offender list for a minimum of two years. This information will also be available to the public at: www.austintexas.gov/departments/repeat-offender-program

Still have questions?

Call: 512-974-9083

Email: CCDCustomerService@austintexas.gov



AUSTINCODE
DEPARTMENT