

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CITY CODE CHAPTER 4-14 (*REGISTRATION OF RENTAL PROPERTY*) RELATING TO RENTAL REGISTRATION PERIODS UNDER CERTAIN CIRCUMSTANCES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Sections 4-14-7 (*Change in Ownership*) and 4-14-31 (*Registration Period*) are repealed and replaced to read as follows:

**§ 4-14-7 CHANGE IN OWNERSHIP.**

If the rental property changes ownership, the new landlord shall, within 30 days of the change, submit a new registration application and pay a new registration fee.

**§ 4-14-31 REGISTRATION PERIOD.**

- (A) Except as provided in Subsection (B), the minimum registration period is two years.
- (B) The minimum registration period is five years if the property meets the conditions described in Subsection (A) of City Code Section 4-14-3 (*Registration Required; Exceptions*) after completing one or more registration periods.
- (C) Except as provided in Subsection (D), the registration period continues until the rental property does not meet the conditions in Subsection (A) of City Code Section 4-14-3 (*Registration Required; Exceptions*) for two consecutive years.
- (D) The registration period ends if, during the registration period:
  - (1) the rental property changes ownership;
  - (2) within 120 days of the change in ownership, the new landlord corrects existing violations;
  - (3) within 120 days of the change in ownership, the new landlord offers each tenant a lease term of at least one year; and
  - (4) the new landlord enters into the agreement described in Section 4-14-38 (*Tenant Protections*).

**PART 2.** City Code Chapter 4-14 (*Registration of Rental Property*) is amended to add a new Section 4-14-38 (*Tenant Protections*) to read as follows:

1 **§ 4-14-38 TENANT PROTECTIONS.**

2 (A) This section applies to a landlord described in Subsection (D) of City Code  
3 Section 4-14-31 (*Registration Period*).

4 (B) Before a landlord can receive the benefit described in Subsection (D) of City  
5 Code Section 4-14-31 (*Registration Period*), the landlord must agree in  
6 writing, on a form approved by the city attorney, that:

7 (1) the landlord will not terminate an existing lease or refuse to renew an  
8 existing lease except for:

9 (a) serious or repeated violations of the terms of the lease;

10 (b) violations of applicable federal, state, or local laws; or

11 (c) violations of the tenant lease agreements; and

12 (2) prior to terminating or refusing to renew a lease, the landlord will  
13 provide a tenant with at least 30 days written notice that states, in  
14 English and Spanish, the reason why the landlord is terminating or  
15 refusing to renew the lease.

16 (C) The written agreement described in Subsection (B) must:

17 (1) state that the agreement is the landlord's duty to the tenant and is  
18 entered into for the tenant's benefit;

19 (2) make a tenant a third-party beneficiary; and

20 (2) apply for a period of two years from the date the rental property is no  
21 longer required to be registered.

22 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2019.

23 **PASSED AND APPROVED**

24 \_\_\_\_\_, 2019 § \_\_\_\_\_  
25 § \_\_\_\_\_  
26 § \_\_\_\_\_

27 Steve Adler  
28 Mayor

29 **APPROVED:** \_\_\_\_\_  
30 Anne L. Morgan  
31 City Attorney

32 **ATTEST:** \_\_\_\_\_  
33 Jannette S. Goodall  
City Clerk