

DOCKETED

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City of Davis Resale Program

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Population and Housing Statistics

- Population - 68,986 (Students UCD - 34,535)
- There are 24,426 households (2015).
- Roughly 16,193 SFD, duplex and triplex.
- Approximately 57% of the housing units in Davis are rental properties and 55% of Davis residents live in rental housing.
- More than 43% of the housing units in Davis are in multi-unit structures (apartment complexes).
- Home ownership in Davis is 43.8% compared to the national average of 66.9%.



History of the Davis Resale Program

- 1972- Two residents perish in a fire while living in an unpermitted garage conversion.
- 1976 – The resale program is implemented.
- 1980 – Retrofit for energy, smoke alarms and insulation added to scope (no longer enforced).
- 1994 – Format revised to include informational sections.
- 2013 – Ordinance revised with input from real estate community.

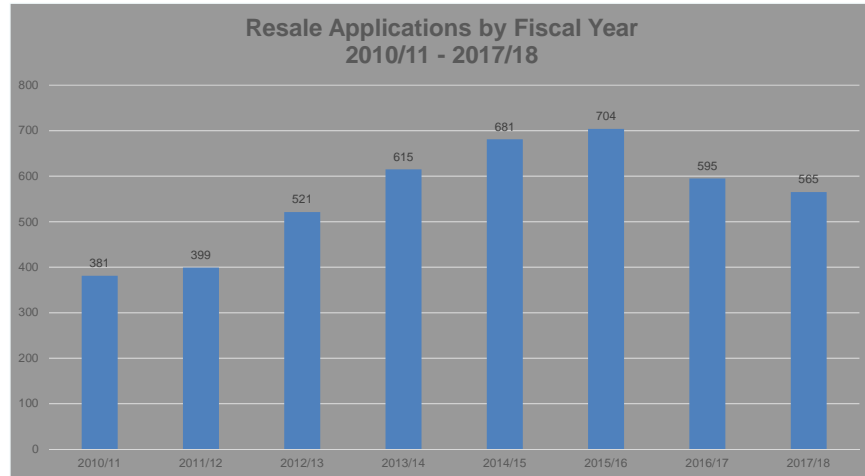


Benefits of Program

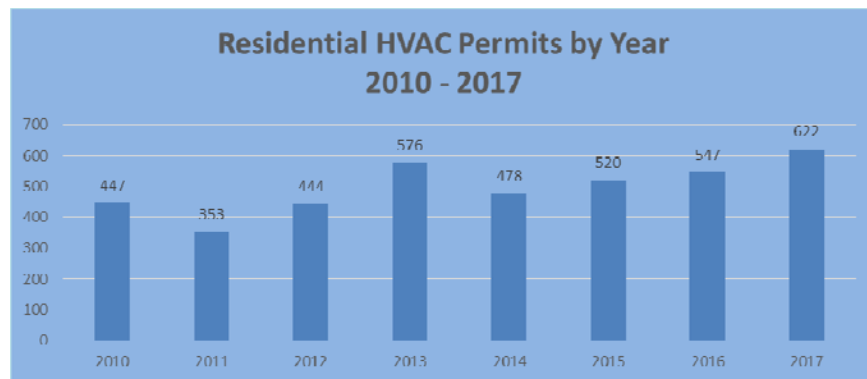
- Credit earned towards ISO - Building Code Effectiveness Grading Schedule (BCEGS).
- Helps to maintain quality of housing stock.
- Reduction in structure fires per capita.
- Discourages illegal construction and provides a tool to identify and correct at time of sale.
- Ensure compliance with minimum building codes and health, fire, and life-safety regulations.
- Discourages permit avoidance.
- Approximately \$70,000 penalty fees per year helps to offset the cost of program.



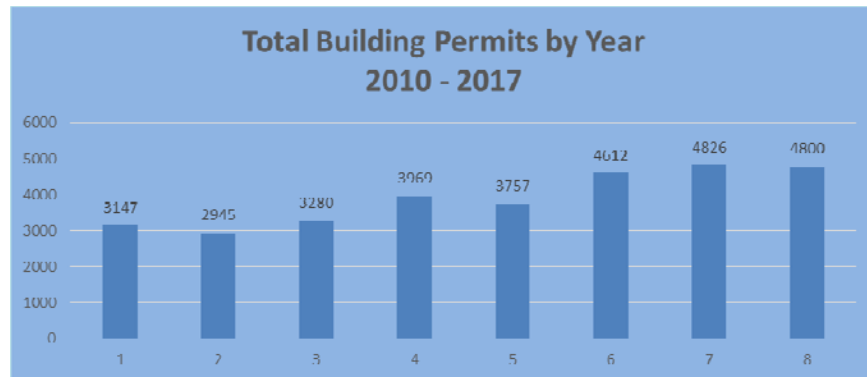
Number of Resale Inspections by Year



HVAC Permits issued by year



Total Permit issued by year



Resale Application

All residential properties in the City of Davis are subject to the Resale Program

- Properties with 1, 2, or 3 residential units are subject to the Resale Inspection process.
- Multifamily properties with 4 or more residential units are subject to the Resale Self-Certification process.

Exception: Interfamily transfers

Note: City staff reviews monthly reports from county on property transfers.



Resale Application

- A resale application is submitted to the city at least 15 days prior to change in ownership.
- An inspection date and time is scheduled upon receipt of the application.
- A written report is issued within 5 working days of completed inspection.
- Cost of inspection is \$426.00.
- Cost of self-certification for multifamily is \$85.00.



Resale Report

The report is divided into three sections:

- Section A – Any item(s) noted in Section A must be remedied (either permitted or removed) and re-inspected by the City.
- Section B – Any item noted in Section B must be remedied, but the work will not be re-inspected by the City.
- Section C – No action is required. Notations are informational to the buyer.



Resale Report

- The Resale Report remains valid for 18 months.
- The seller or buyer (depending on who takes responsibility) must have the report validated within 90 days.
- The report is validated when all items are corrected.
- Prior to close of sale, the seller must provide the buyer with a copy of the Report.



Challenges

- Requires extra diligence by counter and field staff.
- Detailed plans and scope of work are required to assist in future resale inspections.
- Identifying deficiencies that may have been missed by the inspector on a previous permit.
- Staffing to address fluctuations in the market.
- Last minute applications with close of escrow pending.
- Owners claiming that work was done by previous owner.
- Significant work/expenditure completed incorrectly.
- Out of town agents selling without inspection.
- Fees not adequate for full cost recovery.

