

Council Member(s) Romero, Kimbrough, Farrell, Anane, Clarke, and Keegan introduced the following:

LOCAL LAW H of 2022 (As Amended 09/15/2022)

A LOCAL LAW AMENDING CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO CREATING A PUBLIC CODE VIOLATION DATABASE

Be it enacted by the Common Council of the City of Albany as follows:

Section 1. Chapter 231 (Housing) of Part II (General Legislation) of the Code of the City of Albany is amended by adding a new Part 5 to be titled “Online Portfolio of Registered Property Owners” to read as follows:

§ 231-137 Purpose and scope.

The purpose and scope of this part is to provide tenants of the City of Albany at large with the tools and resources to be knowledgeable and informed residents. This Part provides transparency, and empowers tenants to protect their housing rights and help make the right choice when choosing a property to rent. Finally, this Part will help landlords by incentivizing remediation of potential code violations.

§ 231-138 Database information.

A. The Department of Building and Regulatory Compliance (hereinafter “the Department”) shall maintain, through the Department’s website, a publicly-accessible electronic interface that reports code violation, building permit applications, and complaint information based on the name of the property owner and the address of the property. This interface shall include:

- (1) The mailing address of each registered property owned by such registered owner;
- (2) The name of the corporate entity associated with the property owner, if applicable;
- (3) The nature of all code violations that have occurred at the property, including the date issues, opened, resolved, and for each action taken on each violation:
 - (a) The inspector that observed or acted on the violation;
 - (b) The date and time such action was taken; and
 - (c) The proposed next step to remediate the alleged violation;
- (4) The number of violation complaints involving the property;

- (5) All former health and safety violations, including the date issued, opened, and resolved;
- (6) A list of all current owners of the property, if possible;
- (7) Any and all judgements for evictions executed by a court of competent jurisdiction and provided to the Department by the Office of Corporation Counsel;
- (8) Any and all building permits applied for and decisions of application, pursuant to Chapter 133 of the Code and other applicable code sections.

Section 2. This Local Law shall take effect 180 days after passage, public hearing, and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
10TH DAY OF JUNE, 2022**

Corporation Counsel

To: Danielle Gillespie, City Clerk
From: Gabriella Romero, Council Member 6th Ward
Re: Common Council Legislation
Supporting Memorandum
Date: June 8, 2022
Sponsor: Council Member Romero

LOCAL LAW H OF 2022

TITLE

A LOCAL LAW AMENDING CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO CREATING A PUBLIC CODE VIOLATION DATABASE

GENERAL PURPOSE OF THE LEGISLATION

Local Law H of 2022 would require the Department of Building and Compliance to create a publicly-accessible interface to view past and pending violations of Albany City Code for each property in the City of Albany.

NECESSITY OF LEGISLATION AND CHANGES TO EXISTING LAW

With this database, tenants and prospective homeowners will have the tools and resources to see and understand potential unsafe and unfit conditions. The bill continues a trend of transparency for the residents of the City of Albany, and empowers tenants to protect their housing rights. This will also protect property owners and landlords, to provide a real-time update on the progress of their remedial updates.

The Department of Building and Compliance is updating their internal software and will be able to provide a public interface to the City of Albany. This legislation will save the City and the Department time and labor completing FOIL requests, as all information will be publicly available.

FISCAL IMPACT

De minimis.