Owner maintains dwelling at or above minimum code OR corrects all violations within the date specified in the Order to Repair: **No penalty for properties on THIS side of the yellow line.**

Inspector finds violations and sends hearing notice.
1. At the hearing, the inspector issues the Order to Repair within 30 days.
2. Owner can request an extension in writing with documentation of reason and projected completion date.
3. City approves request in writing with new specific date for compliance—maximum of 90 days from the hearing date.

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**Green--Good!**

Owner maintains dwelling to minimum housing standards.

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**Yellow--Caution!**

Order to Repair by specific date.

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**Red--Problem!**

Owner does not comply by the date specified in Order to Repair or in the Extension Agreement.

Owner does not comply with Order to Repair. **Penalties for properties on THIS side of the yellow line.**

1. If the dwelling has 1 or more uncorrected violations, the owner must pay escalating re-inspection fees each 30 days until all violations are corrected.
2. If the owner has failed to correct more than 2 violations, all properties of this owner become subject to inspection to see if they are being maintained.
3. If the owner has failed to correct more than 3 violations, the owner must register the dwelling for 12 months after correction of all violations and pay a registration fee for a follow-up inspection to assure that it is being maintained.

**In addition:**
1. The owner is subject to penalties of $200 for the first violation of the Housing Code and $75 for each day until the violation is corrected (capped at the lesser of $50,000 or 50% of property value.)
2. If the dwelling is considered “unfit for habitation”, the owner can no longer rent the dwelling.

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Only property owners who do not comply with minimum housing code are penalized in this proposal for effective housing policy.