



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting 09/02/2025
Second Reading Ordinance for the City Council Meeting 09/09/2025

DATE: August 5, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, CBO, MBA, Development Services Department Director
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Establish Vacant Building Registration Fee, Inspection Fee and Ordinance

CAPTION:

Ordinance amending Corpus Chris Code Section 13-3002 to amend the vacant building definition; Section 13-3005 amend the compliance period; Section 13-3006 establishes registration program requirements for owners of vacant buildings (residential and commercial); allow the City to establish a vacant building registration fee and an annual vacant building inspection fee; amend Section 13-2026 providing for a penalty not to exceed \$500 and publication.

SUMMARY:

Development Services is proposing to implement a vacant building registration program, to include an annual registration fee and inspection fee. The annual fees will provide cost recovery for administration of the program. Revisions to the ordinance incorporate requirements, to include property owners providing accurate contact information, a plan & timetable for building rehabilitation, regular building and property maintenance, and enforcement measures if an owner fails to comply with the requirements.

BACKGROUND AND FINDINGS:

A vacant building registration program and fees serve several key purposes for the city, ultimately aiming to promote safety, eliminate blight, maintain property values, improve overall neighborhood stability, and generate cost recovery for associated inspection and property abatement services. Establishing a line of communication with property owners and managers to will promote responsible property maintenance, facilitate code enforcement efforts, resolution to unsafe conditions, and sustained compliance.

The estimated 'Year 1' projections are based on code compliance initiating 1,370 cases for vacant buildings in the last 12 months. The proposed fee schedule applies to activities under the Corpus Christi Code Chapter 13, Article III Section 13-3006:

Fee Description	Current Fee	Proposed Fee	Year 1 Estimate
Vacant Building Registration			
Annual Registration Fee	N/A	\$250.00	\$345,000.00
Annual Inspection Fee	N/A	\$50.00	\$69,000

FISCAL IMPACT:

Fiscal impact for Fiscal Year 2026-2027 is anticipated to be:

Development Services | Code Compliance: Approximately \$414,000

RECOMMENDATION:

Staff recommends approval to establish a vacant building registration program and a fee schedule.

ALTERNATIVES

Without the adoption of the fee there will be two (2) options for the shortfall:

1. Cut three (3) filled Code Officer 1 positions - \$194,718
Cut three (3) filled Code Officer 2 positions - \$229,560
2. Cut litter critter - \$121,760
Cut all currently budgeted abatement - \$300,000

LIST OF SUPPORTING DOCUMENTS:

Ordinance