



Unified Development Code

Public and Private Improvements – Warranty Period

City Council Presentation
December 19, 2017



Background

- **April 27, 2017** – At a City Council Workshop, a motion of Direction was given to revise the warranty for all private and public infrastructure improvements from one to two years from the date of final (100%) acceptance.
 - **May 17, 2017** – Planning Commission approved recommendation of 2 year warranty.
 - **August 23, 2017** – Planning Commission passed a motion to retain 1-year warranty and evaluate an alternate consideration of 1 year warranty with a maintenance bond of 50% surety value of the public infrastructure contract price.
 - **September 26, 2017** – Presentation to City Council for Staff recommendation to change the existing 1-year warranty for public and private infrastructure to 2 years.
 - **December 1, 2017** – City Staff met with the Development Community and agreed to revise the existing 1-year warranty for public and private infrastructure to 2 years for streets, curbs, gutters, and sidewalks and maintain a 1-year warranty for all other public and private improvements, unless otherwise specified by separate agreement.
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Other Municipal Public Infrastructure Policies

City of Corpus Christi – 1 year warranty (UDC Section 8.1.6.A)

City of Arlington - 2 year warranty

City of Carrollton - 2 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price

City of Fort Worth - 2 year warranty

City of Garland- 2 year warranty

City of Galveston - 2 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price

City of Houston –Full infrastructure 1 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price. An additional 1 year warranty for pavement surface.



Recommendations

- Revise the existing 1-year warranty for public and private infrastructure to 2 years for streets, curbs, gutters, and sidewalks and maintain a 1-year warranty for all other public and private improvements, unless otherwise specified by separate agreement.
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