

Multi-Family Rental Inspection Program Update (MFRIP)

Hotel/Motel Rental Inspection Program (HMRIP)
Business License Fourplex Project

Department of Planning
Code Enforcement Division and Business Licensing

Submitted at Meeting by Staff
Date: 7/20/2022 Item: 89



Hotel/Motel Rental Inspection Program

Department of Planning – Code Enforcement Division



Hotel/Motel Rental Inspection Program Update (HMRIP)

Program Review



- Program Adopted by City Council 4/21/2021
- 38 Hotel/Motel Properties in HMRIP
- Total Units – 2,303
- All Hotel/Motels with Non-Transient Tenants
- Properties built 1981 or earlier
- Two (2) Properties have permanently closed
- Two (2) Properties are currently under permit and are converting into apartments (Roulette Motel & Alpine Motel)
- 8 Properties/998 Units remain to be inspected, staff is expected to have all 1st Inspections completed by mid October 2022



Program Review (continued)

- Property owners were provided to display signs with their **24 hour Emergency Response** contact information. QR Codes were added to provide Spanish and Chinese translations.
- Life Safety violations are required to be resolved within **24 hours**.
- Non-Life Safety violations are allowed up to 30 days to be resolved and in compliance.
- The property will be re-inspected every two years, following the initial PASSED inspection, on the condition none of these exists:
 - Major Code Enforcement violations
 - Tenant Complaints
 - Request from Las Vegas Metro/Fire Department for service
 - Ownership change



Program Inspection Results

- **25 Properties (1174 Units)** Inspected as of 7/14/2022

Built during 1931 to 1977

Ranging from 8 – 134 Units

- Life Safety Violations: 154
- Non-Life Safety Violations Identified: 389
- Notice and Orders Issued: 2
- Correction Notices Issued: 24
- Properties that failed re-inspection: 23
- Total Number of Inspections: 1,688
- Total Number of Re-Inspections: 489
- Total Inspection Fees Assessed: \$11,200
- Properties Completely Passed Inspection: 10
- Average # of Days to Pass Inspection: 69 days



Program Inspection Results (continue)

Common Types of Violations Observed

- Missing or broken smoke detectors (24 of 25 Properties)
- Properties identified with unpermitted work that require Building permits (15 of 25 Properties)
- Missing bathroom lighting and/or exhaust fans
- Water heaters installed without required permits
- Hazardous electrical & plumbing violations
- Water damage



Business License Fourplex Project

Department of Planning – Business Licensing Division



Business Licensing Fourplex Project



- In April 2021, LVMC 6.09.010 was amended, changing the definition of an apartment house to include any structure which includes four or more apartment dwelling units
- The apartment license is one of our least expensive categories costing \$75.00 annually with a one time \$50.00 application fee
- Nevada Department of Taxation is waiving their standard \$200 application fee for fourplex licensees



Business Licensing Fourplex Project

Crime Free Multi-Housing Program

- Part of the apartment application process is the requirement that the property owner, property manager, or property management company complete the L.V.M.P.D. Crime Free Multi-Housing Class
- L.V.M.P.D. conducts free assessments of the property and offers crime prevention and security recommendations.



Business Licensing Fourplex Project

Las Vegas Fire & Rescue
Fire Prevention




- The license application process also includes an inspection by Las Vegas Fire & Rescue's Fire Prevention Division
- Checking for smoke detectors, fire extinguishers, bars on windows, grills within 10 feet of structure, and combustible storage around water heaters, and other exterior area fire hazards.



Business Licensing Fourplex Project

BY
THE
NUMBERS



- 1180 unlicensed fourplex structures were identified
- 288 fourplex structures have applied for business licenses
- 409 units have been inspected by Las Vegas Fire & Rescue
- 892 fourplex structures remain unlicensed
- 3568 units remain un-inspected



Business Licensing Fourplex Project

Business License Compliance Process

1. 1180 initial letters with an accompanying FAQ sheet have been mailed
2. 100 follow up letters have been mailed out with more going out daily
3. After the second letter, a compliance case will be created and our business license internet investigator will attempt to make contact
4. If a license is still not obtained, the case will be sent to a business license compliance officer for additional follow up



Questions?

