



Affordability Impact Statement

Alarm System Permit Consolidation for Multi-Family Properties

Date: 6/28/2024

Proposed Regulation

- Chapter 4-2 of the Austin City Code mandates that the owner or property manager of an apartment complex obtain both a "master permit" for any alarm operated on the site and individual alarm permits for each separate building or area utilizing an alarm.
- The proposed amendment would allow for the consolidation of these permits into a single permit covering all common areas on the property.
- Instead of requiring a separate permit at \$110 for each common area within the complex, each expiring at different times, apartment complexes would be required to obtain one "Principal" permit for \$250 per year for the entire complex.
- Individual tenants would still be required to obtain separate permits for alarms operated within their dwelling units.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have a **neutral** impact on housing costs via land use and zoning. This regulation does not have any impact on housing costs via land use and zoning.

Impact on Development Cost

The proposed changes would have a **neutral** impact on development costs.

Currently, apartment complex managers must purchase at least two permits: a master alarm permit and individual permits for each installation. Complexes with only one installation currently pay a total of \$220 per year.

The increase to the master alarm permit is \$30 per year for complexes with one alarm system. However, most complexes have more than one system, and the time savings from only having to apply for one annual permit rather than multiple permits with separate expiration dates justifies the slight increase in costs for complexes with a single alarm system.

Impact on Affordable Housing

The proposed changes would have a **neutral** impact on affordable housing. The consolidation of permits will not affect the rent rates for affordable units within the complexes.

Other Housing Policy Considerations

Austin's regulatory scheme for alarm systems is generally comparable to alarm system permit programs in other cities.

Manager's Signature _____

A handwritten signature in black ink, consisting of the letters 'S', 'B', and 'D' in a stylized, cursive-like font.
