

Minutes
Contra Costa County IPM Advisory Committee
Subcommittee on Bed Bugs
June 10, 2015

Members present: Carlos Agurto, Susan Heckly, Marj Leeds, Patti TenBrook

Members absent: Terry Davis, Jerry Casey

Staff present: Tanya Drlik, IPM Coordinator

Members of the public present: Luis Agurto

1. Introductions

2. Public comment on items not on the agenda

There was none.

3. Hear reports on bed bug legislation across the country

The committee reviewed legislation.

4. Discuss merits of various ordinances

The committee created the following list of the most important points for the various constituents:

Landlord/Owner

Inspect within 5 days of BB report/complaint

Contact pest management services within 10 days

Make PCO inspect adjoining units

Inform/Educate tenants

Notify prior to inspections

Do not rent infested dwellings

Disclose infestations/treatments, including in adjoining units

Secure pest management services within a certain time frame

Includes inspection and if necessary, treatment of adjoining units

Keep records of infestations and control measures

Can't retaliate against tenants for complaining or seeking advice from outside entities

IPM plan for HOAs/Condos (Chicago)

Notification of HOAs from homeowner

Regular, periodic inspections of units

Not seize/discard possessions

Offer reasonable assistance (can charge for that); can offer money as assistance

Install monitors and inspect regularly [Not be so specific? This may change over time.]

Provide mattress encasements if landlord supplies mattresses

Maintain a complaint log

Provide a unit preparation checklist to tenant [better that comes from PCO]

Provide plastic bags for dirty/clean laundry

Tenant

Do not move in with infested items

Report an infestation to landlord within 5 days

Must be provided with information on how to dispose of infested materials

Must cooperate and not interfere in inspections and treatments

Dispose of infested property properly

Do prep required by PCO

72 hours to comply

Comply with reasonable measures to remediate

Fill out complaint log/send letter to landlord (San Francisco.)

Detailed requirements for prep—don't remove infested items (San Francisco) [too specific again]

Public Health Officer or Other Official

Responsible for enforcement of ordinance

Must develop and publicize a sample pest management plan

Must provide public information and conduct public outreach

Can promulgate rules regarding the ordinance

Require BB training for owners staff (San Francisco.)

Provide training (San Francisco)

Penalties/Remedies

For anyone who violates the ordinance: fines

Non-compliance by tenant = tenant pays future costs of control

5. Discuss next steps

The committee agreed to draft an ordinance for Contra Costa County and the following is a rough outline:

- Define scope of the ordinance (assisted living facilities, shelters, rentals, HOAs, hospitality industry)
- Building-wide inspections are necessary when bed bugs are found in one or more apartments.
- Landlords must provide bed bug information on move in—this is the way life is now.
- Tenants must notify the landlord immediately if they suspect bed bugs.
- Responsibilities of landlord, tenant, PCO
- Something like the Maine “Remedy” sections
- Consequences for non-compliance
- HOA's—follow Chicago language
- Landlord must remediate
- Landlord cannot rent infested units
- Help for those who cannot comply with PCO prep procedure

The committee divided the work as follows:

Marj Leeds—Tenants, including vulnerable populations

Susan Heckly—Remedies and Public Health Official responsibilities

Luis Agurto—PCO responsibilities and scope of ordinance (look at Chicago's ordinance)

Patti TenBrook—Landlords

Path for a County ordinance:

1. Subcommittee drafts an ordinance
2. IPM Advisory Committee reviews
3. Take draft to TWIC and provide them with other legislation for comparison
4. TWIC reviews/revises and sends to full Board and County Counsel

6. Plan next meeting agenda

- Approve minutes from this meeting and 4/13/15
- Review draft ordinance
- Review County website and outreach materials