

ORDINANCE NO. 2016-583

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING CHAPTER 2.5 "ALARM SYSTEMS" OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING AMENDED DEFINITIONS; PROVIDING REQUIREMENTS FOR ALARM SYSTEM PERMITS; PROVIDING DUTIES OF ALARM USERS; PROVIDING DUTIES OF ALARM INSTALLATION COMPANIES AND ADMINISTRATORS; PROVIDING FOR FINES; PROVIDING THE OPTION FOR ALARM USERS TO EXCLUDE THE CITY FROM RECEIVING ALARM SIGNALS; PROVIDING FOR A PENALTY OR FINE FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Cedar Hill's current Alarm System Ordinance was adopted current chapter 2.5 of the City of Cedar Hill Code of Ordinances, regarding "Alarm Systems" was originally adopted in 1989 and was amended in 2006; and

WHEREAS, several recent changes in Texas law have been enacted regarding the installation, use and permitting of alarm systems; and

WHEREAS, the City Council of the City of Cedar Hill, Texas, has found and determined that it is in the best interests of health, safety and welfare of the citizens of Cedar Hill to amend certain provisions of the City of Cedar Hill's Alarm System Ordinance to conform with the changes in Texas law and in order to prevent or reduce the occurrence of false alarms.

NOW, THEREFORE, be it ordained by the City Council of the City of Cedar Hill, Texas:

SECTION 1. Chapter 2.5, Section 2.5.1 of the Code of Ordinances of the City of Cedar Hill, Texas is hereby amended to read as follows:

Sec. 2.5.1. Definitions

In this Ordinance the following terms and phrases shall have the following meanings:

In this chapter the following terms and phrases shall have the following meanings:

Act of God as used in this ordinance means an unpredictable natural disaster which causes a natural event such as a flood, earthquake, tornado or hurricane resulting in widespread damage or loss of life.

Alarm administrator means a person or persons designated by the governing authority to administer, control and review false alarm and false burglar alarm reduction efforts and administer the provisions of this chapter.

Alarm installation company means a person in the business of selling, providing, maintaining, servicing, repairing, altering, replacing, moving or installing an alarm system in an alarm site.

Alarm dispatch request means a notification to the city that an alarm has been activated at a particular alarm site and that city emergency service is requested.

Alarm permit means authorization granted by the alarm administrator to an alarm user to operate an alarm system.

Alarm permit application means the written application for and alarm permit filed by an alarm user with the alarm administrator.

Alarm site means a single fixed premises or location served by an alarm system or systems. Each unit, if served by a separate alarm system in a multi-unit building or complex, shall be considered a separate alarm site, and is further defined by the following categories:

- (a) *Residential site* means a single family residence and each residential unit of multi-unit building or complex which is served by an alarm system.
- (b) *Commercial site* means every premises or location where any business activity is regularly conducted and which is served by an alarm system. Each unit of a business premises or business location, if served by a separate alarm system in a multi-unit building or complex, shall be considered a separate commercial alarm system site.
- (c) *Financial site* means every premises or location of a financial institution which is required to have an alarm system pursuant to the Bank Protection Act of 1968 (12 U.S.C. §1882).
- (d) *Educational/government site* means every premises or location of a public or private school or school administrative office and every premises or location of any federal, state, county or municipal governmental office.

Alarm system means a device or series of devices, including, but not limited to, hardwired systems and systems interconnected with a radio frequency method such as cellular or private radio signals, which emit or transmit a remote or local audible, visual or electronic signal indicating an alarm condition and intended to summon a city emergency service response, including local alarm systems. Alarm system does not include an alarm installed in a vehicle or on someone's person unless the vehicle or the personal alarm is permanently located at a site.

Alarm systems monitor means a person or entity who acts as an alarm systems company under Section 1702.105 of the Texas Occupations Code.

Alarm user means any person who (which) owns or operates an alarm system at an alarm site.

Arming station means a device that allows control of an alarm system.

Automatic voice dialer means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio or other communication system, to a city emergency service requesting dispatch.

Cancellation means the process where response is terminated when an alarm systems monitor (designated by the alarm user) for the alarm site notifies the responding city emergency service that there is not an existing situation at the alarm site requiring a response after an alarm dispatch request.

City means the City of Cedar Hill, Texas.

City emergency service means any emergency service provided by the city, including police, fire, and emergency medical services.

City manager means the City Manager of the City of Cedar Hill, Texas, or the city manager's designee.

Duress alarm means a silent alarm system signal generated by the entry of a designated code into an arming station in order to signal that the alarm user is being forced to turn off the system and requires law enforcement response.

False alarm means an alarm dispatch request, other than a False Burglar Alarm, that has generated a city emergency service response or when no emergency condition is found at the alarm site.

False burglar alarm means a notification of possible criminal activity reported to law enforcement: (A) that is based solely on electronic information remotely received by an alarm systems monitor; (B) that is uncorroborated by eyewitness, video, or photographic evidence that an emergency exists; and (C) concerning which the Cedar Hill Police Department has verified that no emergency exists after an on-site inspection of the location from which the notification originated.

Holdup alarm means a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress.

Local alarm system means any alarm system, which is not monitored, that emits an audible alarm only at the alarm site.

Monitoring means the process by which a monitoring company receives signals from an alarm system and relays an alarm dispatch request to the municipality for the purpose of summoning city emergency services to the alarm site.

Panic alarm means an audible alarm system signal generated by the manual activation of a device intended to signal a life threatening or emergency situation requiring emergency response.

Person means an individual, corporation, partnership, association, organization or similar entity.

Responder means an individual capable of reaching the alarm site within thirty (30) minutes and having access to the alarm site, the code to the alarm system and the authority to approve repairs to the alarm system.

Senior Citizen means, for purposes of this ordinance, a person of the age of 65 or older who owns or rents, and resides at, a residential dwelling at which an alarm system is operated.

SIA Control Panel Standard CP-01 means the ANSI — American National Standard Institute approved Security Industry Association — SIA CP-01 Control Panel Standard, as may

Cancellation means the process where response is terminated when an alarm systems monitor (designated by the alarm user) for the alarm site notifies the responding city emergency service that there is not an existing situation at the alarm site requiring a response after an alarm dispatch request.

City means the City of Cedar Hill, Texas.

City emergency service means any emergency service provided by the city, including police, fire, and emergency medical services.

City manager means the City Manager of the City of Cedar Hill, Texas, or the city manager's designee.

Duress alarm means a silent alarm system signal generated by the entry of a designated code into an arming station in order to signal that the alarm user is being forced to turn off the system and requires law enforcement response.

False alarm means an alarm dispatch request, other than a False Burglar Alarm, that has generated a city emergency service response or when no emergency condition is found at the alarm site.

False burglar alarm means a notification of possible criminal activity reported to law enforcement: (A) that is based solely on electronic information remotely received by an alarm systems monitor; (B) that is uncorroborated by eyewitness, video, or photographic evidence that an emergency exists; and (C) concerning which the Cedar Hill Police Department has verified that no emergency exists after an on-site inspection of the location from which the notification originated.

Holdup alarm means a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress.

Local alarm system means any alarm system, which is not monitored, that emits an audible alarm only at the alarm site.

Monitoring means the process by which a monitoring company receives signals from an alarm system and relays an alarm dispatch request to the municipality for the purpose of summoning city emergency services to the alarm site.

Panic alarm means an audible alarm system signal generated by the manual activation of a device intended to signal a life threatening or emergency situation requiring emergency response.

Person means an individual, corporation, partnership, association, organization or similar entity.

Responder means an individual capable of reaching the alarm site within thirty (30) minutes and having access to the alarm site, the code to the alarm system and the authority to approve repairs to the alarm system.

Senior Citizen means, for purposes of this ordinance, a person of the age of 65 or older who owns or rents, and resides at, a residential dwelling at which an alarm system is operated.

SIA Control Panel Standard CP-01 means the ANSI — American National Standard Institute approved Security Industry Association — SIA CP-01 Control Panel Standard, as may

be updated from time to time, that details recommended design features for security system control panels and their associated arming and disarming devices to reduce the incidence of false alarms. Control panels built and tested to this standard by Underwriters Laboratory (UL), or other nationally recognized testing organizations, will be marked to state: "Design evaluated in accordance with SIA CP-01 Control Panel Standard Features for False Alarm Reduction".

Transfer means the transaction or process by which an alarm user takes over control of an existing alarm system, which was previously controlled by another alarm user.

Verify means an attempt by the alarm systems monitor, or its representative, to contact the alarm site and/or alarm user by telephone and/or other electronic means, whether or not actual contact with a person is made, to determine whether an alarm signal is valid before requesting city emergency service dispatch, in an attempt to avoid an unnecessary alarm dispatch request. For the purpose of this chapter, telephone verification shall require, as a minimum, that a second call be made if the first attempt fails to reach an alarm user who can properly identify themselves to determine whether an alarm signal is valid before requesting an emergency response.

Zones means division of devices into which an alarm system is divided to indicate the general location from which an alarm system signal is transmitted.

SECTION 2. Chapter 2.5, Section 2.5.2 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Sec. 2.5-2. Permit required; application: fee; transferability; false statements.

- (a) No alarm user shall operate, or cause to be operated, an alarm system at its alarm site without a valid alarm permit. A separate alarm permit is required for each alarm site.
- (b) The fee for an alarm permit or an alarm permit renewal is set forth below and shall be paid by the alarm user. No refund of a permit or permit renewal fee will be made. The initial alarm permit fee must be submitted to the alarm administrator within five (5) days after the alarm system installation or an alarm system transfer.
 - (1) Permit fees: (See appendix C, fines and fees).
 - (2) Renewal fees: (See appendix C, fines and fees).
- (c) Upon receipt of a completed alarm permit application form and the alarm permit fee, the alarm administrator shall register the applicant unless the applicant has:
 - (1) Failed to pay a fine assessed under section 2.5-7; or
 - (2) Had an alarm permit for the alarm site suspended and the violation causing the suspension has not been corrected.
- (d) Each alarm permit application must include the following information:
 - (1) If for an individual: the name, complete address (including apt/suite number), telephone numbers, and driver's license number or a state issued identification card number of the person who will be the permit holder and be responsible for the proper maintenance and

operation of the alarm system and payment of fees assessed under this article. If for a corporate entity, partnership or other organization: the name of the entity, complete address (including suite number), telephone numbers, tax identification number, and the name and title of any and all contact persons.

- (2) The classification of the alarm site as either residential (includes apartment, condo, mobile home, etc.) commercial, financial, or educational/government.
- (3) Mailing address, if different from the address of the alarm site.
- (4) Any dangerous or special conditions present at the alarm site.
- (5) Names and telephone numbers of at least two individuals who are able and have agreed to: (a) receive notification of an alarm system activation at any time; (b) respond to the alarm site within thirty (30) minutes at any time; and (c) upon request can grant access to the alarm site and deactivate the alarm system if necessary.
- (6) Type of business conducted at a commercial alarm site.
- (7) Signed certification from the alarm user stating the following:
 - (A) The date of installation or transfer of the alarm system, whichever is applicable.
 - (B) The name, address, and telephone number of the alarm installation company or companies performing the alarm system installation or transfer and of the alarm installation company responsible for providing repair service to the alarm system.
 - (C) The name, address, and telephone number of the alarm systems monitor if different from the alarm installation company.
 - (D) That a set of written operating instructions for the alarm system, including written guidelines on how to avoid false alarms and false burglar alarms, have been left with the applicant by the alarm installation company.
 - (E) An acknowledgment that the alarm installation company has trained the applicant in proper use of the alarm system, including instructions on how to avoid false alarms and false burglar alarms.
 - (F) An acknowledgment that the alarm user understands and agrees that a city emergency service response may be influenced by factors including, but not limited to the availability of city emergency service units, priority of calls, weather conditions, traffic conditions, emergency conditions, staffing levels, etc.
- (e) Any false statement of a material fact made by an applicant for the purpose of obtaining an alarm permit shall be sufficient cause for refusal to issue a permit or for suspension of an existing permit.
- (f) An alarm permit cannot be transferred to another person or alarm site. An alarm user shall inform the alarm administrator of any change that alters any of the information listed on the alarm permit application within five (5) business days of such change.
- (g) All fines and fees owed by an applicant must be paid before an alarm permit may be issued or renewed.

SECTION 3. Chapter 2.5, Section 2.5.4 of the Code of Ordinances of the City of Cedar Hill, Texas is hereby amended to read as follows:

Sec. 2.5-4. - Duties of the alarm user.

- (a) An alarm user shall:
 - (1) Maintain the alarm site and the alarm system in a manner that will minimize or eliminate false alarms and false burglar alarms;
 - (2) Make every reasonable effort to have a responder arrive at the alarm system's location within thirty (30) minutes when requested by a city emergency service in order to:
 - a. Deactivate an alarm system;
 - b. Provide access to the alarm site; and/or
 - c. Provide alternative security for the alarm site.
 - (3) Not activate an alarm system for any reason other than an occurrence of an event that the alarm system was intended to report.
- (b) An alarm user shall adjust the mechanism or cause the mechanism to be adjusted so that an alarm signal audible on the exterior of an alarm site will sound for no longer than ten (10) minutes after being activated.
- (c) An alarm user shall not use automatic voice dialers.
- (d) An alarm user shall maintain at each alarm site, a set of written operating instructions for each alarm system.
- (e) All alarm users shall review with their alarm installation company and/or alarm systems monitor the customer false alarm and false burglar alarm prevention checklist (see appendix B) or an equivalent checklist approved by the alarm administrator and acknowledge their understanding of false alarm and false burglar alarm prevention procedures by signing and dating same. A fully executed copy of the customer false alarm and false burglar alarm prevention checklist shall be filed with the original application for an alarm permit.

SECTION 4. Chapter 2.5, Section 2.5.5 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Sec. 2.5-5. - Duties of alarm installation company and alarm systems monitor.

- (a) The alarm installation company shall provide written and oral instructions to each of its alarm users in the proper use and operation of their alarm systems. Such instructions will specifically include all instructions necessary to turn the alarm system on and off and to avoid false alarms and false burglar alarms.
- (b) Upon the effective date of this chapter, alarm installation companies shall not install a device to activate a holdup alarm which is a single action, non-recessed button.

- (c) Ninety (90) days after enactment of this chapter, the alarm installation companies shall, on new installations, use only alarm control panel(s) which meet SIA Control Panel Standard CP-01.
- (d) An alarm company shall not use automatic voice dialers.
- (e) After completion of the installation of an alarm system, an alarm installation company employee shall review with the alarm user the customer false alarm and false burglar alarm prevention checklist (appendix B) or an equivalent checklist approved by the alarm administrator.
- (f) After completion of the installation of an alarm system, an alarm installation company employee shall complete, sign and date the installer false alarm and false burglar alarm prevention program checklist (appendix A) or an equivalent checklist approved by the alarm administrator. The alarm installation company shall maintain a copy each completed, signed and dated installer false alarm and false burglar alarm prevention program checklist for a period of two (2) years.
- (g) An alarm systems monitor shall:
- (1) Report alarm signals and dispatch requests by using telephone numbers or an alternate method designated by the alarm administrator;
 - (2) Verify alarm signal activations, except for duress/panic, medical, fire or holdup alarm activations, before requesting a city emergency service response to an alarm system signal;
 - (3) Communicate cancellations to the city in a manner and form determined by the alarm administrator;
 - (4) Ensure that all alarm users of alarm systems equipped with a duress, holdup or panic alarm are given adequate training as to the proper use of the duress, holdup or panic alarm;
 - (5) Communicate any available information (north, south, front, back, floor, etc.) about the location on all alarm signals related to the alarm dispatch request;
 - (6) Communicate type of alarm activation (silent or audible, interior or perimeter);
 - (7) Provide the address of the alarm site;
 - (8) After an alarm dispatch request, promptly advise the responding city emergency service if the alarm systems monitor knows that the alarm user or the responder has or has not been contacted;
 - (9) Alarm systems monitors must maintain for a period of at least one (1) year from the date of an alarm dispatch request, records relating to the alarm dispatch request. Records must include the name, address and telephone number of the alarm user, the alarm system zone(s) activated, the time of alarm dispatch request and evidence of an attempt to verify. The alarm administrator may request copies of such records for individually named alarm users. If the request is made within sixty (60) days of an alarm dispatch request, the alarm systems monitor shall furnish requested records within ten (10)

business days of receiving the request. If the records are requested between sixty (60) days to one (1) year after an alarm dispatch request, the alarm systems monitor shall furnish the requested records within thirty (30) days of receiving the request.

- (h) An alarm installation company and/or alarm systems monitor that purchases alarm system accounts from another person shall notify the alarm administrator of such purchase and provide details as may be reasonably requested by the alarm administrator.

SECTION 5. Chapter 2.5, Section 2.5.6 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Sec. 2.5-6. - Duties and authority of the alarm administrator.

- (a) The alarm administrator shall:

- (1) Designate a manner, form and telephone numbers for the communication of alarm dispatch requests; and
- (2) Establish a procedure to accept cancellation of alarm dispatch requests.

- (b) The alarm administrator shall establish a procedure to record such information on alarm dispatch requests necessary to permit the alarm administrator to maintain records, including, but not limited to, the information listed below:

- (1) Identification of the permit number for the alarm site.
- (2) Identification of the alarm site.
- (3) Date and time alarm dispatch request was received.
- (4) Date and time of the city emergency service arrival at the alarm site.

- (c) The alarm administrator shall establish a procedure for the notification to the alarm user of a fineable false alarm and false burglar alarm.

- (d) The alarm administrator may require a conference with an alarm user and the alarm installation company and/or alarm systems monitor responsible for the repair or monitoring of the alarm system to review the circumstances of each false alarm and false burglar alarm.

- (e) The alarm administrator may create and implement an alarm user awareness class. The alarm administrator may request the assistance of associations, alarm companies and law enforcement agencies in developing and implementing the class. The class shall inform alarm users of the problems created by false alarms and false burglar alarms and teach alarm users how to avoid generating false alarms and false burglar alarms.

- (f) The alarm administrator may require an alarm user to remove a holdup alarm that is a single action, non-recessed button, if a false holdup alarm has occurred.

SECTION 6. Chapter 2.5, Section 2.5.7 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Sec. 2.5-7. - Fines.

- (a) An alarm user shall be subject to fines, depending on the number of false alarms within any twelve-month period based upon the schedule set forth in appendix C, fines and fees.
- (b) In addition, any person operating a non-permitted alarm system will be subject to a fine (see appendix C, fines and fees) for each false alarm and each false burglar alarm in addition to any other fines. The alarm administrator may waive this additional fine for a non-permitted system if the alarm user submits an application for alarm permit within ten (10) days after notification of such violation.
- (c) Notice of the right of appeal under this chapter will be included with any fines.

SECTION 7. Chapter 2.5, Section 2.5.8 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Sec. 2.5-8. - Suspension.

- (a) The alarm administrator may suspend any alarm permit upon the occurrence of any of the following conditions:
 - (1) If the alarm user provides any false information in, or in connection with, an alarm permit application;
 - (2) If an alarm site has more than twelve (12) false alarms or false burglar alarms in any twelve-month period; or
 - (3) If any fines assessed by the alarm administrator become ninety (90) days or more past due.
- (b) An alarm user may appeal the suspension of an alarm permit in accordance with the provision for appeals set forth in this chapter.
- (c) The alarm administrator will notify the alarm user in writing after the alarm permit has been suspended and the reason for the suspension. The notice of suspension may also include the amount of the fine for each false alarm or false burglar alarm, if applicable.

SECTION 8. Chapter 2.5, Section 2.5.9 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Section 2.5.9. Appeals

- (a) If the alarm administrator assesses a fine or denies the issuance, renewal or reinstatement of an alarm permit, the alarm administrator shall send written notice of the action and a statement of the right to an appeal to either the affected applicant or alarm user.
- (b) The alarm user may appeal an assessment of a fine or the suspension of an alarm permit to the alarm administrator by setting forth in writing the reasons for the appeal within ten (10)

business days after receipt of the fine or notice of suspension and by submitting a the amount of twenty-five dollars (\$25.00) to the city to cover the cost of processing the appeal. The payment for the cost of the appeal will not be refunded.

(c) The alarm user may appeal the decision of the alarm administrator by requesting, within ten (10) business days from the date of the decision, that the alarm administrator forwarded the appeal to the city manager. The alarm administrator will, within five (5) business days of such a request, provide the city manager with notice of the appeal. The city manager shall, within a period of thirty (30) days from receipt of the notice of appeal from the alarm administrator, hear the appeal and the facts as presented by the appellant and the alarm administrator, affording both parties a reasonable and equal amount of time for the presentation of facts, evidence, and the questioning and cross-examination of witnesses. Within ten (10) business days of the hearing, the city manager shall render a final, written decision affirming or reversing the decision of the alarm administrator. Such written decision shall be filed with the city secretary.

(d) Filing of a notice of appeal shall stay the action by the alarm administrator suspending an alarm permit or requiring payment of a fine, until the city manager has rendered a decision. If a request for an appeal to the city manager is not made within the required ten (10) business day period, the action of the alarm administrator is final.

(e) The alarm administrator may adjust the count of false alarms and false burglar alarms based on:

- (1) Evidence that a false alarm was caused by an Act of God;
- (2) Evidence that a false alarm was caused by action of the telephone company;
- (3) Evidence that a false alarm was caused by a power outage lasting longer than four (4) hours;
- (4) Evidence that the alarm dispatch request was not a false alarm; and/or
- (5) Evidence that a city emergency service response was not completed in a timely fashion.

SECTION 9. Chapter 2.5, Section 2.5.10 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Section 2.5.10. Reinstatement

(a) A person whose alarm permit has been suspended may, at the discretion of the alarm administrator, have the alarm permit reinstated by the alarm administrator if the person:

- (1) Submits a new application and pays a reinstatement fee (see appendix C, fines and fees);
- (2) Pays, or otherwise resolves, all outstanding fees and fines; and
- (3) Submits a certification from an alarm installation company, stating that the alarm system has been inspected and repaired (if necessary) by the alarm installation company;

(b) In addition, the alarm administrator may require one or more of the following as a condition to reinstatement:

- (1) Proof that an employee of the alarm installation company or alarm systems monitor caused the false alarm;
- (2) A certificate showing that the alarm user has successfully completed the alarm user awareness class as provided under section 2.5-6(e);
- (3) Upgrade the alarm control panel to meet SIA Control Panel Standard CP-01;
- (4) A written statement from an independent inspector that the alarm system has been inspected and is in good working order;
- (5) Confirmation that all motion detectors are "dual technology" type;
- (6) Confirmation that the alarm system requires two independent zones to trigger before transmitting an alarm signal to the alarm systems monitor;
- (7) Confirmation that the alarm system requires two (2) independent detectors to trigger before transmitting an alarm signal to the alarm systems monitor;
- (8) Certification that the alarm systems monitor will not make an alarm dispatch request unless the need for a city emergency service is confirmed by a listen-in device;
- (9) Certification that the alarm systems monitor will not request an alarm dispatch unless the need for a city emergency service response is confirmed by a camera device; or
- (10) Certification that the alarm systems monitor will not make an alarm dispatch request unless the need for a city emergency service response is confirmed by a person at the alarm site.

SECTION 10. Chapter 2.5 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended by the addition of Section 2.5.13 to read as follows:

Sec. 2.5.13. – Exclusion of Alarm System by Owner

- (a) A property owner or agent of the property owner authorized to make decisions regarding the use of the owner's property may elect to exclude the city from receiving an alarm signal by an alarm system located on the property.
- (b) The election to exclude the city from receiving an alarm signal shall be made in writing and filed with the city on a form prescribed by the city.
- (c) An election to exclude the city from receiving an alarm signal shall not relieve the property owner of the duty to obtain an alarm systems permit; however, such a permit will be issued without charge to the owner. The election to exclude the city from receiving an alarm signal shall be noted on the permit.
- (d) It shall be the duty of the property owner or agent electing to exclude the city from receiving an alarm signal to inform the alarm system monitor of such election and to ensure that the city does not receive an alarm signal after the election is made. The city shall impose a fee of \$250 for each response to a signal from the alarm system requested by an alarm systems monitor after the election is made.

SECTION 11. Appendix A of Chapter 2.5 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Appendix A:

INSTALLER FALSE ALARM AND FALSE BURGLAR ALARM PREVENTION PROGRAM CHECKLIST

Yes	No		
		1.	If a duress feature was installed, I thoroughly explained it and I did not program the system so that the duress code is only one digit different than the normal code.
		2.	I checked that the control panel has been programmed so that:
		a.	it will not transmit more than one (1) alarm signal from the same zone until manually restored at the premises;
		b.	it will delay at least fifteen seconds before initiating dialing on intrusion alarm signals;
		c.	it has adequate delay time on entry/exit doors (delay of 45 seconds or more is recommended); and
		d.	a cancel code can be entered by the customer to cancel accidental alarms.
		3.	I checked that police and fire panic buttons cause a siren or speaker to sound and that medical panic buttons cause an audible signal.
		4.	I checked that the Arming Station(s) emit sound to inform occupants when an entry/exit door sensor has been triggered.
		5.	I installed and tested standby/backup power.
		6.	I reviewed the "Customer False Alarm Prevention Checklist" with the customer.
		7.	I determined whether the customer had special telephone features, such as call waiting or DSL, and took appropriate steps to allow proper control panel dialing and monitoring center verification. (Such as *70 for call waiting, etc.)

Please explain if you answered "No" to any of the above items:

Installation Technician

Printed Name _____

Signature _____ Date _____

SECTION 12. Appendix B of Chapter 2.5 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Appendix B:

CUSTOMER FALSE ALARM AND FALSE BURGLAR ALARM PREVENTION CHECKLIST

Yes	No	
		1. I have been made aware of the applicable alarm ordinance and I will comply with its requirements.
		2. I understand it is my responsibility to prevent false alarms and false burglar alarms, and I understand it is critical and my responsibility to assure that all users of the system (such as residents, employees, guests, cleaning people, and repair people) are trained on the proper use of the system.
		3. I have been trained in the proper operation of the system and have been given an operating sheet summarizing the proper use of the system, as well as the security system operating manual.
		4. I know how to turn off motion detectors while leaving other sensors on. (Residential Only)
		5. I know how to test the system, including the communication link with the monitoring center.
		6. I understand that my entry time is _____ and my exit time is _____.
		7. I have the alarm company phone number to request repair service or to ask questions about the alarm system.
		8. I know how to cancel an accidental alarm activation and have the system cancellation code or code word.
		9. I understand that indoor pets can cause false alarms and false burglar alarms and I will

		contact my alarm company to adjust the system if I acquire any additional indoor pets.
	10.	I understand that the main control panel and transformer are located in _____.
	11.	I have received an alarm sheet, which describes how the alarm company will communicate with me in the event of various alarm signals.
	12.	I understand the importance of:
		§ keeping my emergency contact information updated and I know how to do this;
		§ immediately advising the alarm company if my phone number changes (including area code changes); and
		§ immediately advising the alarm company of any other changes to my telephone service such as call waiting or a fax line.
	13.	I will advise the alarm company if I do any remodeling (such as painting, moving walls, doors or windows).
	14.	I understand that certain building defects (such as loose fitting doors or windows, rodents, inadequate power, and roof leaks) can cause false alarms and false burglar alarms. I will correct these defects as I become aware of them.
	15.	The alarm company has given me written false alarm prevention techniques to help me prevent false alarms and false burglar alarms.

Comments:

ALARM COMPANY:

CUSTOMER:

Print Name(s)

By: _____

Date

SECTION 13. Appendix C of Chapter 2.5 of the Code of Ordinances of the City of Cedar Hill, Texas, is hereby amended to read as follows:

Appendix C:

FEES AND FINES

Permit fee and permit renewal fee

Residential site\$50.00

Commercial site\$100.00

Financial site\$200.00

Educational/government siteNo fee

Senior Citizen Discount a discount of 50% shall be applicable to qualifying residential sites

Late fee\$10.00

Alarm permit reinstatement fee\$25.00

False alarm fines and False burglar alarm fines, per alarm

4—5 within any 12-month period\$50.00

6—7 within any 12-month period\$75.00

8 or more within any 12-month period\$100.00

Appeal fee, per appeal\$25.00

Use of a non-permitted alarm system, per incident\$250.00

Use of alarm system during alarm permit suspension, per alarm\$200.00

Failure to comply with or violation of section 2.5-5, per incident\$200.00

SECTION 14. OFFENSE

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 15. SAVINGS CLAUSE

All provisions of the Ordinances of the City of Cedar Hill, Texas, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 16. SEVERANCE CLAUSE

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 17. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the City of Cedar Hill, Texas, as an addition and amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.


SECTION 18. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 19. PUBLICATION

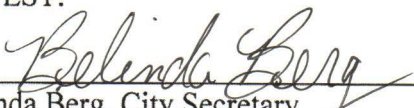
The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cedar Hill, Texas, on this 12th day of April, 2016.




Rob Franke, Mayor

ATTEST:



Belinda Berg, City Secretary

APPROVED AS TO FORM:



Ron G. MacFarlane, Jr., City Attorney