

Proposed changes

Concerning the Westmont Multi-Family Licensing Ordinance:

At the same time the Westmont Ordinance was installed, Ames, Iowa, a Big 12 Conference university city, installed a new rental housing ordinance to replace their outdated ordinance from 1977 and we used that ordinance for comparison. Their ordinance was a product, in part, from a survey they took of all the Big 12 Conference cities and the top 10 cities of Iowa.

- 1. Amend Ordinance: to include minimum codes for purpose of compliance or create a 'Rental Housing Property Maintenance Ordinance' listing the minimum codes and refer to that for compliance in the ordinance. (and for the purpose of awareness)**
- 2. Amend Ordinance: to include a 'Certificate of Compliance' with terms of 1, 2, 3 years determining the cycle of inspection: (for insurance purposes we should have documentation of compliance and this will also relieve the load of scheduled inspections, the building dept may not be able to complete all inspections within a calendar year)**
 - 1yr – documented violations requiring annual attention,**
 - 2yr – prior inspection with minor violations that required a re-inspection,**
 - 3yr – passed initial inspection that required no re-inspection.**
- 3. Amend Ordinance: for annual registration with administrative fee (\$15) and license fee (\$30/Unit) due at the time of inspection for renewal of the Certificate of Compliance. (we calculate the breakeven cost to be half of the original projected cost so there should be enough money to cover any reduction in annual license fees because of the extension of time between renewals of the Certificate of Compliance)**
- 4. Amend Ordinance: to include a paragraph (Pre-existing Conditions) addressing approved non-conforming conditions such as documented "Board Approved Variances" or "Administrative Approvals" for carryover/not-carryover to the new owner if the property is sold. (when the building is sold, the License Terminates, but, there may be approved non-conforming conditions that could carry over to the new owner or approved conditions that may not and this would remove any confusion at that time)**
- 5. Amend Ordinance: allowance to submit an unoccupied apartment or no apartment for inspection in the case where the selected random apartment is occupied and entry cannot be arranged (for example: a working tenant) with the condition that all the tenants in the building have signed a lease addendum acknowledging ordinance requirements and have signed a 'Crime Free lease Addendum' and the building had no life-safety or hazardous violations from the prior inspection. (Lincoln, Nebraska, a Big 12 Conference city, does not inspect occupied apartments, only on a complaint basis. They give a tri-fold brochure, *Landlord & Tenant Responsibilities*, to the Tenants explaining their rights and responsibilities; ref: Uniform Residential Landlord and Tenant Act, 1972)**