AN ORDINANCE AMENDING CHAPTER 4, ARTICLE 15, “RENTAL READY PROGRAM” INSPECTION REQUIREMENTS FOR RENTAL PROPERTIES.

WHEREAS, there is a need to protect the health, safety and welfare of the public; and,

WHEREAS, it is deemed necessary for residential rental housing with the City of Independence to be registered and properly maintained; and,

WHEREAS, substandard housing conditions should be identified and corrected, and procedures for implementation should be established; and,

WHEREAS, substandard housing conditions should be identified and corrected, and procedures for implementation should be established; and,

WHEREAS, on September 6, 2016, the City Council approved Ordinance No. 18637 amending Chapter 4 of the City Code to add the Rental Ready Program; and,

WHEREAS, on May 15, 2017, the City Council approved Ordinance No. 18749 amending the Rental Ready Program inspection requirements; and,

WHEREAS, on June 19, 2017, the City Council approved Ordinance No. 18766 amending the Rental Ready Program inspection requirements; and,

WHEREAS, the City Council deems it necessary to amend the inspection criteria to better fit the City’s expectations of a landlord’s responsibilities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Article 15, “Rental Ready Program,” of Chapter 4 of the City Code is hereby amended, to read as follows:

SEC. 4.15.008. Rental Dwelling Inspection Program

A. Prior to the issuance of a business license for a rental dwelling or any renewal thereof, the qualified rental housing inspector shall provide to the City a passed rental unit inspection form of the premises to determine compliance with this Article. The rental unit inspection form shall include:

6. At least one carbon monoxide detector be installed in all multi-family units and new or remodeled homes, as specified by the International Fire Code and International Building Code. residential rental units with fuel burning appliances (as defined in the International Residential Code) and/or an attached garage;

PASSED THIS 18th DAY OF November, 2019, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.
Amend Chapter 4 City Code
Rental Ready Program
10/28/2019 - JS

Presiding Officer of the City Council of the City of Independence, Missouri

ATTEST:

Becky Bemis
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Shannon Marcum
City Counselor

REVIEWED BY:

Zachary Walker
City Manager

NOTE: Text being eliminated by this ordinance is bolded and lined through and text being added by this ordinance is bolded and underscored.