

BILL NO. 19-080
ORDINANCE NO. 19067

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,

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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:

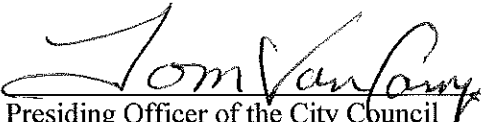
SECTION 1. That Article 15, "Rental Ready Program," of Chapter 4 of the City Code is hereby amended, to read as follows:

SEC. 4.15.008. Rental Dwelling Inspection Program

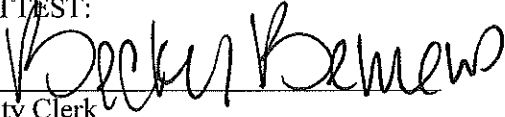
A. Prior to the issuance of a business license for a rental dwelling or any renewal thereof, the qualified rental housing inspector shall provide to the City a passed rental unit inspection form of the premises to determine compliance with this Article. The rental unit inspection form shall include:

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;**

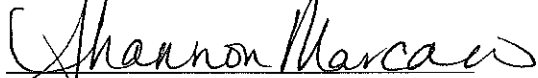
PASSED THIS 18th DAY OF November, 2019, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.


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

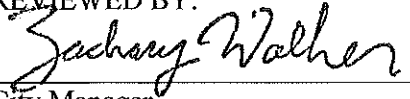
ATTEST:


City Clerk

APPROVED AS TO FORM AND LEGALITY:


City Counselor

REVIEWED BY:


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.