

PROPOSED ORDINANCE NO. 905
AN ORDINANCE AMENDING PROPERTY MAINTENANCE CODE & INSPECTION
FEES
THE CITY OF ALBIA, IOWA

BE IT ENACTED by the City Council of the City of Albia, Iowa.

PURPOSE. The purpose of this Ordinance is to amend Chapter 88, INTERNATIONAL PROPERTY MAINTENANCE CODE and rate fees, of the City of Albia, Iowa, Section 88.01

NOW, THEREFORE, BE IT RESOLVED. By the City Council of the City of Albia, Iowa, that City Ordinance Chapter 88, is hereby modified by amending Sections 88.01, 88.03, 88.04, 88.05, 88.06, 88.08, 88.09 & 88.11 as follows

SECTION 1. Sec. 88.01 The **2021** International Property Maintenance Code is hereby adopted as the property maintenance code of the City of Albia, Monroe County, Iowa. Said nationally recognized standard code is hereby adopted by reference pursuant to the provisions of Sec. 380.10, Code of Iowa (2005).

Sec. 88.02 The name of the jurisdiction in Sec. 101.1 of the **2021** International Property Maintenance Code shall be the City of Albia, Monroe County, Iowa.

Sec. 88.03. The applicable rate schedule shall be:

- a. Registration fee-**each dwelling \$25.00**
- b. Single Family ~~Residence~~ **dwelling** Inspection fee **\$75.00**
- c. Multi-family ~~structure~~ **dwelling** Inspection fee **\$75.00 + \$40.00** for each unit above 1 **up to 4. Multi-Family dwelling having over 4 units, Inspection fee \$75.00 + \$30.00 for each unit above 1.**

Sec. 88.04. The dates stated in Sec. 3.03.14 of the **2021** International Property Maintenance Code shall be April 1 to October 1.

Sec. 88.05. The dates in Sec. 602.3 of the **2021** International Property Maintenance Code shall be September 1 to October 30.

Sec. 88.06. The dates in Sec. 602.4 of the **2021** International Property Maintenance Code shall be September 1 to April 1.

Sec. 88.08. All rules and regulations under the **2021** International Property Maintenance Code shall be enacted by Ordinance in accordance with the Albia City Code and Iowa law.

Sec. 88.09 Enforcement

3. Citizen complaints. A person or may file a complaint concerning housing code violations upon the payment of **\$100.00** filing fee. If the complaint is sustained, the Owner, Authorized Agent, Operator or Occupant shall pay **\$100.00** inspection fee and the filing fee shall be refunded to complainant. If the complaint is not sustained the **\$100.00** filing shall not be refunded

3 a Tenant complaints. Tenants may file a complaint concerning housing code violations upon the payment of \$100.00 filing fee. If the complaint is sustained, the Owner, Authorized Agent, Operator or Occupant shall pay \$100.00 inspection fee and the filing fee shall be refunded to complainant. If the complaint is not sustained the \$100.00 filing shall not be refunded.

Complaint must be filed in writing and submitted to the City Clerk. At the time of the complaint, tenant will need to certify that a complaint was registered directly to the landlord at least 14 days before submitting complaint with the city. Tenant may provide pictures or copies to show documented complaint submitted to landlord at least 14 days prior to submitting complaint with the city. 14-day requirement can be waived if complaint is a major violation of the city code that may need immediate resolution.

Section 88.11 Rental permits

3. Application and Issuance of Permit. The Owner, Authorized- Agent or Operator shall file an application for a rental permit with the Housing Inspector. A separate permit shall be required for each single-family dwelling unit. An initial **\$25.00** registration fee shall be required for each dwelling in addition to inspection fees. For dwellings, the inspection fee shall be **\$75.00** and **\$40.00** for each additional unit **above one up to four in the dwelling. Dwellings having four plus units \$30.00 per unit above 1.** When the Owner, Authorized Agent or Operator has complied with all provisions of the Housing Code, the Housing Inspector shall issue a rental permit upon payment of the fee. **Fees shall be paid to the City Clerk.** The permit shall be transferable from one Owner or Operator to another at any time prior to its expiration, termination or revocation. The owner or Operator shall notify the Housing Inspector of any change of interest or ownership in the property within thirty (30) days of any conveyance or transfer of interest affecting the property and provide the name and address of all persons who have acquired an interest therein. The rental permit shall state the date of issuance, the address of the structure to which it is applicable, the number of occupants allowable and its expiration date. ~~**All dwelling units and rooming units being rented and/or occupied with a valid permit or application on file with the city.**~~

4. Terms. Rental permits and **registrations** shall be valid for two (2) years from the date of issuance. No permit **or registration** is required upon a change of tenancies if the unit has been inspected in the previous twelve (12) months

SECTION 2. REPEALER. All ordinances or parts thereof in conflict with the provisions of the ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the Council this ____ day of _____, 20__.

CITY OF ALBIA

BY: Richard P. Clark, Mayor

ATTEST:

Linda Heller, City Clerk