

ORDINANCE NO. 2024-06

AN ORDINANCE AMENDING CHAPTER 156, REVISING SUBSECTION 102.11.6 TO SECTION 156.04, OF THE CODE OF ORDINANCES FOR THE CITY OF WINDSOR HEIGHTS, WITH REGARD TO ENFORCEMENT PROCEDURES FOR RENTAL HOUSING

WHEREAS, the City Council of the City of Windsor Heights previously adopted Chapter 156, the City's Property Maintenance and Rental Housing Code; and

WHEREAS, the City has adopted the International Property Maintenance Code, subject to the amendments, modifications, additions and deletions set forth in Section 156.04; and

WHEREAS, The City has previously through Ordinance 2024-01 updated rental enforcement measures and contracted with SafeBuilding to conduct enhanced inspections of rental properties

WHEREAS, the City wishes bring rental inspection timelines closer inline with other communities in the metro

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA:

SECTION 1. Purpose. The purpose of this ordinance is to amend Chapter 156, Section 156.04, by adding Subsection 102.11.23 to the City Code to add additional enforcement procedures for rental housing.

SECTION 2. Revised. Revised Subsection 102.11.6 (Regular Inspections) to Section 156.04, Chapter 156 (Property Maintenance and Rental Housing Code), as follows:

102.11.6 Regular inspections and rental certificate duration.

1. The City will contact the property owner to notify them of the necessary steps to renew their rental certificate. If, after reasonable attempts have been made and the property owner is not reachable or fails to respond to notices or other attempts to contact him or her, the City will contact the tenant to outline the steps necessary for rental certificate renewal. Should it become necessary to contact a tenant to facilitate renewal required under this section, the City shall be entitled to collect additional fees from the property owner to compensate the City for the additional cost associated with this alternative inspection method.
2. Upon the first inspection of a rental property, if no violations are documented by the building inspector a valid rental certificate shall be issued for a twenty-four-month period. If on the first inspection, violation(s) are documented, the building inspector shall have the discretion to limit the rental license duration to twelve months. The

duration of a limited rental certificate shall be dependent on the number of violations, property history and/or landlord history.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Severability. 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.

SECTION 5. Effective Date. This ordinance shall be effective after the final passage, approval and publication as provided by law.

Passed and Approved this 16th day of September 2024.

1st Reading: August 5, 2024

2nd Reading: August 19, 2024

3rd Reading: September 16, 2024

Publish Date: September 20, 2024



Mike Jones, Mayor

ATTEST:

Adam Strait, City Clerk