

BILL NO. 17-008

ORDINANCE NO. 18760

AN ORDINANCE AMENDING ORDINANCE NO. 18749 BY 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 within 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, 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 CITY COUNCIL OF CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

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

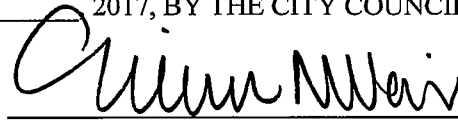
SEC. 4.15.008. Rental Dwelling Inspection Program

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:

1. No exposed electrical wires, as specified in Section 4.01.022.A of the City Code;
2. All smoke detectors are to be in proper working order, as specified in Section 4.01.028.D of the City Code;
3. All handrails shall be secure and function, as specified in Section 4.01.025.H of the City Code;
4. Property address street number shall be visible, as required in Section 4.01.012.B of the City Code;
5. All units shall have working sanitary drainage system, as required in Section 4.01.018.A and B. of the City Code;
- 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;**
- 7. A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way; as specified in Section 4.01.025 of the City Code;**
- 8. Ground fault circuit-interceptors are required to be placed within six feet of any water source; including but not limited to bathrooms, garages, crawl space, unfinished basements, and kitchens, as specified in Section 4.01.022 A of the City Code; and**
- 9. All furnaces, water heaters, and corresponding accessories shall be properly installed and maintained in a safe working condition, and shall be capable of**

performing the intended function as specified in Section 4.01.020 and 4.01.030 of the City Code.

PASSED THIS 19th DAY OF June 2017, BY THE CITY COUNCIL OF
THE CITY OF INDEPENDENCE, MISSOURI.




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

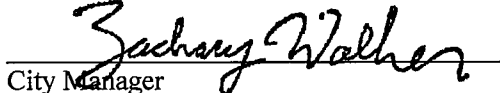
ATTEST:


City Clerk

APPROVED - FORM AND LEGALITY:


City Counselor

REVIEWED BY


City Manager

NOTE: Words struck through and bolded are being removed by this ordinance and words underscored and bolded are being added by this ordinance.