

# Rental Ready Utility Turn On

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# What is Bill No 23-108

- Amendment to the Rental Ready Program ordinance
- Requires a landlord to have an active business license for all rental dwelling units prior to utilities being turned on for their rental units.

# What Issue Does this Address?

- Declining number of licensed landlords.
  - City has seen increase in investors purchasing rental property.
  - Licensed landlords forget to add newly acquired properties to their account.
  - Homeowners selling properties to investors.
  - Rental property is bought and sold
  - In some cases, that property is sold again in less than 30 days
- Makes it difficult to track owners and rental units.



# Past Efforts to Gain Compliance

- Staff searching County records and mailing owners
- City hired outside contractor to find unlicensed landlords
- Code Enforcement cases check to see if property is owner occupied vs renter. units.



# Downside of Past Efforts to Gain Compliance

- Efforts are time consuming but get the job done.
  - From 2017 to 2018, staff found and registered 925 landlords and 9,155 units.
  - Ms. Hake found 274 unlicensed landlords and 1,339 units.
  - Code enforcement cases only catches a very small percentage.

# How would this ordinance address this issue?

- As tenants seek to turn on utilities, the City would verify whether the property is associated with a licensed landlord.
  - Information from CityWorks.
  - City will include reminders in license renewal information.
  - Give them 90 days to come into compliance.

# Rental Ready Ordinance

- First major amendment to Rental Ready ordinance since the adoption.
- Looking ahead would like to investigate the possibility to amend the ordinance.
  - Change in occupancy would trigger a rental interior inspection

Questions...