

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 15 OF CHAPTER 4 RENTAL READY PROGRAM TO BE EFFECTIVE JANUARY 1, 2024.

WHEREAS, on September 6, 2016, the City Council passed Ordinance No. 18637 enacting a new Article 15, Rental Ready Program, to Chapter 4 of the City Code, pertaining to business licensing and inspection requirements for rental properties; and,

WHEREAS, the goals of the program are to protect the health, safety and welfare of residents, maintain attractive and desirable neighborhoods, and ensure minimum standards for the interior of residential buildings; and

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, in recent years, a large number of rental properties have been transferred to new owners and these owners have not registered the rental units with the City in accordance with the Rental Ready Program; and

WHEREAS, additional procedures and regulations are necessary to monitor and ensure the compliance with the Rental Ready Program; and

WHEREAS, the City seeks to amend the Rental Ready Program regulations of Article 15, Chapter 4.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 4.15.004 of the Code of the City of Independence, Missouri is hereby amended as follows:

Sec. 4.15.004. Business license required.

- A. No person shall allow to be occupied, offer for rent, rent to another for occupancy or let for occupancy any rental dwelling unless the owner has first obtained a valid business license issued in accordance with Chapter 5 of the City Code.
- B. All those who hold a valid business license at the time this ordinance becomes effective shall be deemed to hold a valid business license within the meaning of this article.
- C. A business license shall be valid as prescribed in Chapter 5 of the City Code.
- D. In order for customers to obtain utility service to a rental dwelling or rental dwelling unit, a valid business license shall be issued by the City of Independence to the landlord for that property address, and if the business operates as a Limited Liability Company (LLC), said**

business shall file with the City of Independence a valid LLC registration in accordance with RSMo 347.048.

SECTION 2. That all other parts and provisions of the City Code not in conflict herewith shall remain in full force and effect unless previously or subsequently amended or repealed.

SECTION 3. That correction of any scrivener's errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS ____ DAY OF _____, 2024, 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.