

HB 603 -- REGULATION OF RESIDENTIAL RENTAL PROPERTY IN FOURTH CLASS CITIES

SPONSOR: Pierson

This bill authorizes the board of aldermen of fourth class cities to enact certain types of ordinances regulating residential rental property, including regulations that:

- (1) Require a property owner, landlord, or managing agent to register a rental property with the city prior to leasing it. The ordinance may include an annual fee of \$25, registration requirements when the property changes ownership, and a penalty for failing to register the property. Factors for denial of a registration may be included as long as notice is provided to the owner of the reasons for the denial;
- (2) Require the owner, landlord, or agent to reside within, or own an operating business within, 50 miles of the city;
- (3) Require that the property owner, landlord, or managing agent be available to respond to contact by the city within 24 hours; and
- (4) Establish inspection provisions, which may allow for exterior inspections of residential rental properties; monitoring of police and criminal activity at the property; nuisance problems; compliance with building and housing codes; and other applicable laws and ordinances with regard to the use, condition of, or activity on, the property.