

**CHAPTER 1448**  
**Registration of Rental Properties; Inspections**

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**CROSS REFERENCES**

Department of Community Development - see ADM. Ch. 242  
Housing Commission - see ADM. Ch. 260  
Fair housing - see GEN. OFF. Ch. 630  
Housing Code - see B. & H. Ch. 1426  
Inspections of residences prior to sale or lease - see B. & H.  
Ch. 1446

**1448.01 REGISTRATION REQUIRED.**

The Department of Community Development shall maintain a registry of owners of all rental dwellings and units, including multiple, single-family and two-family dwellings, and lodging houses containing three or more dwelling units, efficiency dwelling units or guest rooms, or a combination thereof, except owner-occupied single-family or two-family dwellings. Owners subject to the requirements of this section shall register their names, places of residence or usual places of business and the locations of the premises regulated by this chapter, with the Department. An owner shall be responsible for registration within sixty days following the day on which he or she offers the dwelling or unit for occupancy. If there is a transfer or change in any owner or agent required to register under this section, the new owner or agent shall, within fifteen days of such transfer or change, notify the Department thereof and provide the information required under this section. If the premises are managed or operated by an agent, the agent's name and place of business shall be placed with the owner in the registry. After registration, if the registered owner or agent changes residence or his or her usual place of business, he or she shall provide the new address to the Department within fifteen days of such change. The owner shall provide such other information as may be required by the Department.

As used in this section, "rental" means any premises described in this section which is or will be offered to let or to hire, for more than six months of a calendar year. (Ord. 1178. Passed 7-7-92.)

**1448.02 INSPECTIONS.**

The City Inspector shall inspect, on a periodic basis, all dwellings and units required to be registered under this chapter. In no event shall the period between inspections be longer than two years, except as otherwise provided in this section.

Inspections shall be conducted in a manner best calculated to ensure compliance with this chapter and to be appropriate to the needs of the community. The City Inspector may request permission to enter any premises regulated by this chapter at reasonable hours to undertake an inspection. Upon an emergency, the City Inspector may enter at any time. Inspections may be conducted on one or more of the following bases:

- (1) An area basis, such that all regulated premises in a predetermined geographical area will be inspected simultaneously or within a short period of time;
- (2) A complaint basis, such that complaints of violations will be inspected within a reasonable time; and
- (3) A recurrent violation basis, such that those premises which are found to have a high incidence of recurrent or uncorrected violations will be inspected more frequently.

The owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the City Inspector's Office, except that an occupant of the premises may allow inspection at any time. (Ord. 1178. Passed 7-7-92.)

#### 1448.03 FEES.

The City shall charge nonrefundable fees for inspection and/or registration, which fees shall be set by resolution of Council and paid at the time of registration and in advance of inspection. (Ord. 1178. Passed 7-7-92.)

#### 1448.04 VIOLATIONS.

A person, including an owner or tenant, an officer, director or employee of a corporation, or a governmental official or agent charged with the responsibility of issuing permits or inspecting buildings or structures, shall be considered in violation of this chapter if he or she:

- (a) Knowingly violates a provision of this chapter and/or a rule for the enforcement of this chapter;
- (b) Knowingly fails to comply with an order issued pursuant to this chapter by the Building Official, the City Council or a court;
- (c) Knowingly makes a false or misleading written statement, or knowingly omits required information or a statement in an application, petition, registration form, inspection report or request for approval;
- (d) Knowingly refuses entry or access to an inspector lawfully authorized to inspect any premises, building or structure pursuant to this chapter;
- (e) Unreasonably interferes with an authorized inspection;
- (f) Knowingly issues, fails to issue, causes to be issued, or assists in the issuance of, a registration form, certificate, permit or license in violation of this chapter or a rule promulgated under this chapter or other applicable laws; or
- (g) Having a duty to report a violation of this chapter or a rule promulgated under this chapter or other applicable laws, knowingly conceals a violation. (Ord. 1178. Passed 7-7-92.)

**1448.99 PENALTY.**

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

- (a) With respect to Section 1448.04(b), a person is guilty of a separate offense for each day that the person fails to comply with an order validly issued by the Building Official, City Council or a court and for each week that a person fails to comply with any other order validly issued by an enforcing agency.
- (b) With respect to Section 1448.04(a) and (c), a person is guilty of a separate offense for each knowing violation of this chapter or a rule promulgated under this chapter and for each false or misleading written statement or omission of required information or a statement knowingly made in an application, petition registration form, inspection report or request for approval.
- (c) With respect to Section 1448.04(d) to (g), a person is guilty of a separate offense for each knowing violation of this chapter.  
(Ord. 1178. Passed 7-7-92.)