

Registration/Inspection Talking Points

Why are you requiring rental properties to register?

- The City of Grandview passed an ordinance in January, 2009. Due to staffing, Community Development has not previously been able to enforce the ordinance. The City is now enforcing the previous ordinance.

Why are you charging us a new fee for registration?

- There has been a required fee for rental registration since January, 2009. For many property owners the fee will decrease with the amended registration ordinance.

My property is not a rental property, why am I required to register the property?

- The City used Jackson County property records to determine rental properties. All non-owner occupied properties will be considered rental properties. If the owner address does not match the property address it will be required to register as a rental. If the property is determined to be vacant, the property will need to be registered as a vacant property with the city.

My family member, friend, etc./someone who doesn't pay rent lives at the property, I do not collect rent.

Why do I have to register it as a rental property?

- All non-owner occupied properties are required to register as a rental property regardless of who resides at the property. If a property is determined vacant, it will have to register as a vacant property.

Why is The City only inspecting rental properties and not including owner occupied properties?

- The City will not enter occupied housing without consent. Rental properties will only be inspected between occupants unless requested by the tenant or landlord.

The registration and inspection ordinances will result in costs being passed on to the residents.

- Properties that are maintained will have a maximum cost of \$32 per year (single property owner turning the property over yearly) or \$2.67 a month. The City made careful consideration to minimize the fees so that both property owners and tenants would not face a great financial burden. Properties that have not been maintained will have costs to bring their properties up to minimal standards. These are costs the landlord should have absorbed as a business owner through the years with normal property maintenance.

What is the benefit to the property owners?

- The registration and inspection programs will help improve overall property conditions in Grandview. This should lead to increased property values, tenants that will stay longer, a greater sense of community in neighborhoods, and a desire for rental residents to stay in Grandview when they look to purchase property. It will also ensure The City has appropriate contact information in case of emergencies and local representation when properties are owned by absentee landlords.

Grandview already addresses violations, why additional regulations?

- Currently Grandview only cites properties that have violations occurring on the outside of buildings or on the property. Grandview does not have a mechanism for determining what the property conditions are inside dwellings. Inspections will help us ensure all aspects of the property meet the minimum requirements.

What will Grandview do when tenants damage property?

- Property damage that occurs by a tenant is a part of the lease agreement between the landlord and the tenant. Grandview does not have the authority to enforce these agreements and they will continue to be handled in Jackson County courts.

We already submit to inspections by the Housing Choice Voucher program. Will we also be required to be inspected by the city?

- Yes, a certificate must be issued by Grandview before a dwelling can be occupied.

How will the program impact crime in the city?

- The City believes that the programs will help reduce crime. Creating long term residents and a greater sense of community generally results in a reduction in crime. The City is also looking at programs to assist property owners in vetting prospective tenants and partnering with local law enforcement to strategize on crime concerns.

Tenants will use the program to avoid penalties for lease violations.

- The City will not play a role in addressing lease violations. Property owners will still be able to address any violations as they deem fit. Any property complaints received by The City will ask about lease violations and stipulate that our process will not stop any action being taken.

If the inspector wants to find a problem they will. This will cause delays in renting dwellings and a loss of revenue.

- Property owners will have a list of what the inspector will look for prior to the inspection. There will be no surprises.

Will property owners be able to rent dwellings prior to passing inspection?

- Property owners will be able to enter into agreements prior to passing inspections, but tenants may not move in until a Certificate of Occupancy is issued. If a Conditional Permit is entered, tenants must sign an affidavit before moving in that will allow the inspector to reinspect any violations.

What if the inspector is not available? Does a landlord have to wait for an inspector?

- Rental agreements typically include notice of vacation periods (30-60 days). This should allow a property owner ample time to schedule an inspection. The City understands that some cases may result in a sudden change in occupancy. These situations will be addressed on a case by case basis in an attempt to eliminate any burden to the property owner. The ordinance has a stipulation that allows non-inspected certificates to help ensure a landlord is able to rent in a timely manner.

