

Agenda Report

July 21, 2014 City Council Meeting

July 21, 2014
Item No. 14

ISSUE: Ordinance regulating use of City Housing Rental Signs

BACKGROUND:

Currently City Code requires anyone wishing to advertise the renting of residential property be required to use an authorized City of Windsor Heights rental sign. Recently a City rental sign was checked out and placed at a property location before an inspection took place. The following ordinance clarifies the language in the code based on the original intent of the City Council. If approved, the ordinance will require that any property to be rented in Windsor Heights pass the City rental inspection before a sign can be placed in the yard advertising the rental property's availability. The Policy & Administration Committee met last week to discuss this issues and are formally recommending approval of the ordinance.

RECOMMENDATION:

Staff recommends the City Council approve Ordinance 14-09 on first reading

STAFF CONTACTS:

Jeff Fiegenschuh, City Administrator
Christopher Cross, Fire Chief

ORDINANCE NO. 14-09

AN ORDINANCE AMENDING CHAPTER 156 RENTAL HOUSING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WINDSOR HEIGHTS, IOWA, BY ADDING NEW SIGNANGE REQUIREMENTS TO SECTION 156.06.01

WHEREAS, the City Council of the City of Windsor Heights, Iowa recognizes a need to ensure that rental properties located within the City meet all applicable building, fire, health, safety and zoning codes prior to being marketed to prospective renters; and

WHEREAS, the Council now deems it appropriate to revise the Municipal Code by prohibiting the placement of a rental sign on any rental property prior to it being fully inspected by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDSOR HEIGHTS, IOWA:

Section 1. That Section 156.06.01 of the Municipal Code of the City of Windsor Heights, Iowa, be amended by inserting the following new section:

156.06.01 SIGNAGE – *Property owners shall be prohibited from a placing rental sign upon the subject property without the property having first been inspected and approved by the City, as provided by this Chapter.* Upon approval and passage of the inspection, if the property is in search of renters and if the owner chooses to notify potential renters by a sign, owners must use a sign provided by the City, which can be collected at City Hall. Any sign used to advertise a rental property must be the official sign available from the city. A deposit fee of \$65.00 will be charged to the property owner that reflects the cost of the sign and will be refunded to the property owner upon return of the sign.

If it is discovered that the property owner is using a sign that does not conform to this code, it will be replaced with a code-compliant sign. The non-compliant signage will be left by the front door of the property.

The property owner shall remit the \$65.00 deposit to the city for the compliant sign within 10 days of receipt of this notice. If the property owner refuses to pay the sign deposit of \$65.00, it will be added to the cost of the next rental registration and will be non-refundable.

If a non-compliant sign is replaced by the City, the property owner will be notified by City personnel by placing a notice on the front door of the rental property. A notice will also be mailed to the property owner’s address of record with the city.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Effective date. This ordinance shall be effective _____, after its final passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2014.

Diana Willits, Mayor

ATTEST:

Jeffrey Fiegenschuh, City Clerk

July 7, 2014

Burgess _____
Timm _____
Butz _____
Glover _____
Peterson _____

July 21, 2014

Burgess _____
Timm _____
Butz _____
Glover _____
Peterson _____

August 4, 2014

Burgess _____
Timm _____
Butz _____
Glover _____
Peterson _____