

Rental Housing Code Update

Intent of Rental Housing Code Update

- ▶ Centralize all provisions in City Code relating to rental housing into one single chapter.
- ▶ Make regulatory language easier to understand.
- ▶ Streamline rental licensing, registration, and inspection process
- ▶ Update standards

Next Steps in Process

- ▶ Staff is near completion of an initial draft for public and City Council review and comment later this month
- ▶ Prior to completion of this initial review draft there are three rental housing related issues that staff wishes what City Council's position on, so that the initial review draft can reflect any Council consensus on these issue.

Self Inspections

- ▶ Should the required annual self inspection by the property owner still be required?
- ▶ This requirement was added a few years ago.
- ▶ Staff recommendation is for the removal of this requirement as it has not led to hope for increase in compliance with housing quality standards, and such staff time being used to enforce this regulation could have a bigger impact on the quality of the rental housing stock in Muscatine, if used otherwise.

Annual Registration

- ▶ Staff is recommending removal of the requirement for annual registration be removed.
- ▶ The requirement for a triannual license, which requires the passing on an inspection would remain.
- ▶ Staff feels that registration, without inspection by City Staff of a rental unit, does create much benefit.
- ▶ In lieu of the requirement for annual registration, staff proposes the strengthening of the requirement that contact information for the owner and managers of rental property be kept up to date with the City at all times.

Screens

- ▶ Option A:

All openable windows should have a tight fitting screen capable of keeping insects out.

or

- ▶ Option B:

Only windows needed meet ventilation requirements (one per room that lacks sufficient mechanical ventilation) should be required to have a tight fitting screen capable of keeping insects out.