

ORDINANCE NO. G-18-03

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 8, ARTICLE XI, OF THE CODE OF ORDINANCES OF THE CITY OF COFFEYVILLE, KANSAS, RELATING TO THE MINIMUM RENTAL STANDARDS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COFFEYVILLE, KANSAS:

Section 1. That the definition *Rental property* as set forth in Chapter 8, Article XI, Section 8-403, of the Code of Ordinances of the City of Coffeyville, Kansas be and is hereby amended, as follows:

Rental property means any single-family, multifamily, or owner occupied dwelling unit which is rented for money, goods, labor, or other valuable consideration. Specifically excluded from the definition of rental property are hotels and motels licensed by the State of Kansas, hospitals, nursing homes, assisted living facilities, correctional facilities or jails, churches or places of worship, ~~and~~ parsonages or other dwellings furnished by a church for occupancy by paid clergy of the church, and dwelling units occupied under bona fide contract-for-deed or lease purchase agreements.

Section 2. That Chapter 8, Article XI, Section 8-404(a) of the Code of Ordinances of the City of Coffeyville, Kansas be and is hereby amended, as follows:

- (a) *Application.* Application for a residential landlord occupation license shall be made on written forms prescribed by the city clerk. For rental properties in existence on the effective date of this article, application shall be made ~~within ninety (90) days therefrom~~ by June 30, 2018. All applications (and any amendments thereto) shall be in the name of the owner of the rental property, but may be made by a person acting as agent for the owner provided disclosure of the agency relationship is made. If there is more than one owner, application may be made by any one of the owners, but the names and addresses of all owners shall be disclosed on the application.

Section 3. That Chapter 8, Article XI, Section 8-406(b) of the Code of Ordinances of the City of Coffeyville, Kansas be and is hereby amended, as follows:

- (b) *Other Inspection.* Following the passing of the initial inspection, any further inspection of a rental property shall be prompted by a complaint being received by the city, or observation being made by any public safety officer of the city, of a violation of the minimum standards for rental properties. No particular form of complaint is required. The complaint must be submitted in writing and describe the alleged violation(s) in sufficient detail for the enforcement officer to ascertain the exact nature

and location of such violation(s). If initiated by the tenant or on the tenant's behalf, the complainant shall provide information, satisfactory to the enforcement officer, that the tenant has notified or attempted to notify the owner or registered agent regarding the alleged violation(s), as a condition of the enforcement officer acting upon the complaint. In addition, the complaint shall be signed and dated by the complainant. If requested by the complainant, the complaint shall be kept confidential by the city, to the extent allowed by law; however, the enforcement officer shall make a preliminary inquiry as to any complaint in order to determine if there is a reasonable basis for the same before following the inspection procedure set forth herein.

Section 4. That Chapter 8, Article XI, Section 8-407(a) of the Code of Ordinances of the City of Coffeyville, Kansas be and is hereby amended, as follows:

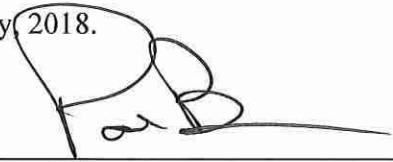
- (a) *Notice.* Prior to performing a non-emergency inspection, the enforcement officer shall notify the owner or resident agent, and the tenant, of the time and date of inspection, which shall be not less than ~~ten (10)~~ fourteen (14) nor more than ~~fourteen (14)~~ twenty-one (21) days in advance, unless all parties agree to a sooner date and time for the inspection.

Section 5. Except as herein or otherwise amended, Chapter 8, Article XI of the Code of Ordinances shall remain in full force and effect.

Section 6. Any conflicting ordinances, or parts thereof, are hereby repealed.

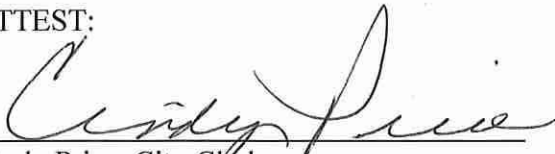
Section 7. This Ordinance shall be effective upon publication of a summary of the ordinance in the official city newspaper, as provided by law.

Passed and approved this 27th day of February, 2018.



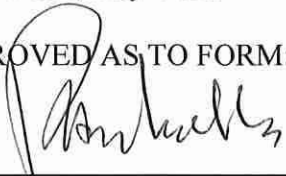
Paul Bauer, Mayor

ATTEST:



Cindy Price, City Clerk

APPROVED AS TO FORM:



Paul Kritz, City Attorney

