

City of Agency
Residential Rental Housing
Inspection Program
Program Overview

In June 2001, The Agency City Council passed and adopted Ordinance 183. This Ordinance establishes:

"the minimum regulations governing the conditions and maintenance of all residential property; by providing the standards for supplied utilities and facilities and other physical things and condition essential to ensure that structures are safe, sanitary and fit for occupancy and use and the demolition of such structures; known as the *rental property Maintenance Code*."

The *International Property Maintenance Code*, First Edition, 2000 is adopted as the Property Maintenance Code for the City of Agency.

A Copy of the Ordinance and the *International Property Maintenance Code*, First Edition, 2000 is available for viewing at City Hall.

General Provisions of this program are:

Rental Property is any dwelling occupied by someone other than the registers owner, including, but not limited to immediate family member of the registered owner.

All rental properties must be registered with the City of Agency and the registration fees paid. A dwelling only has to be registered once as long as the ownership does not change.

A Certificate of Occupancy must be issued for each dwelling unit in order for it to be occupied

Property inspections are required for **all** residential rental property within the city limits

Inspections will be required at least once every three years for each residential rental unit.

Additional inspections may be required to address deficiencies or in response to complaints received by the City.

Please Be Aware!

Among other penalties for non-compliance, water service to the dwelling **can be discontinued or refused** if any of the following conditions exist:

- Landlord fails or refuses to register the dwelling with the City
- Registration of Inspection fees are not paid
- Deficiencies are not addressed or corrected, to the satisfaction of the city, within the time frame outlined on the inspection report
- Landlord fails to provide adequate verification corrections have been completed.

It will be unlawful for the owner of any residential rental unit, who has received a compliance order or upon whom notice of violation has been served, to sell, transfer mortgage lease or otherwise dispose of to another until provisions of the compliance order or notice of violation have been complied with or until all conditions of section 107.5 of the *International Property Maintenance Code* have been met.