

Goals of the Rental Housing Regulation Changes and 2015 IPMC Adoption

1. Addressing operational and functional challenges of the Property Standards Division and Rental Housing program highlighted by the Sept. 13th 2013 Sikich Division Organizational Assessment report; and incorporating best practices enumerated in the Center for Community Progress's *Raising the Bar, a short guide to landlord incentives and rental property regulation* report prepared for the Metropolitan Mayors Caucus.
 - Flexibility with the licensing program to permit more proactive enforcement on non-licensed properties including commercial facilities.
 - Performance based licensing program – in preparation for the new tools
 - http://mayorscaucus.org/wp-content/uploads/2015/10/rental-license-ordinance-guide_FINAL-FOR-WEBSITE.pdf
 - http://mayorscaucus.org/wp-content/uploads/2016/01/SSMMA_landlord-incentives_how-to-guide_final-am-12-28-15.pdf
 - “Assure clarity and consistency with respect to the use of the “bye” system which exempts certain licensed residential rental properties from annual inspection if they have had no maintenance violations or problems in the past” (Sikich LLP - Gregory T. Kuhn, Ph.D., 2013).
 - Balancing of Licensing workload throughout the year:
 - “Annual renewal of residential rental property licenses should be transitioned from the present ‘calendar’ based system... to a staggered basis where renewals and inspections would be accomplished , on a rolling basis throughout the year” (Sikich LLP - Gregory T. Kuhn, Ph.D., 2013)
 - Consistency with other divisions adopted codes and occupancy standards
2. Improving Tenant Safety concerns resulting from inspections at Lodging Houses (4 or more unrelated individuals).
 - Off street parking – ensuring individually accessible off street parking is availability for all tenants at all hours of the day if they can fit on the lot. Lot coverage limitations may limit occupant load.
 - Additional personal clothing storage per bedroom occupant - ensuring rooms are adequately sized for use as storage is commonly not shared in this use type.
 - Electrical safety - Upgrading to today’s new code standard for GFCI and AFCI to mitigate cord issues found frequently at this use type.
 - Monitored Alarm System – detects smoke and co and gets emergency responders rolling to scene earlier.
3. Addressing Neighborhood group concerns about neighborhood appearance, parking, garbage etc.
 - Garbage receptacle requirements based upon occupant load in rentals.
 - Landscaping maintenance requirements beyond cutting tall grass and weeds.
 - Nuisance enumeration additions (vegetation, stockpiles, traffic sightlines)
 - Window Boarding standards for vacant building security “Appendix A”
4. Improving Tenant Safety concerns in rentals in general.
 - Landscaping maintenance requirements beyond cutting tall grass and weeds.
 - Fire Safety (rated assemblies, opening protections, doors and closers, fire safety systems maintenance)