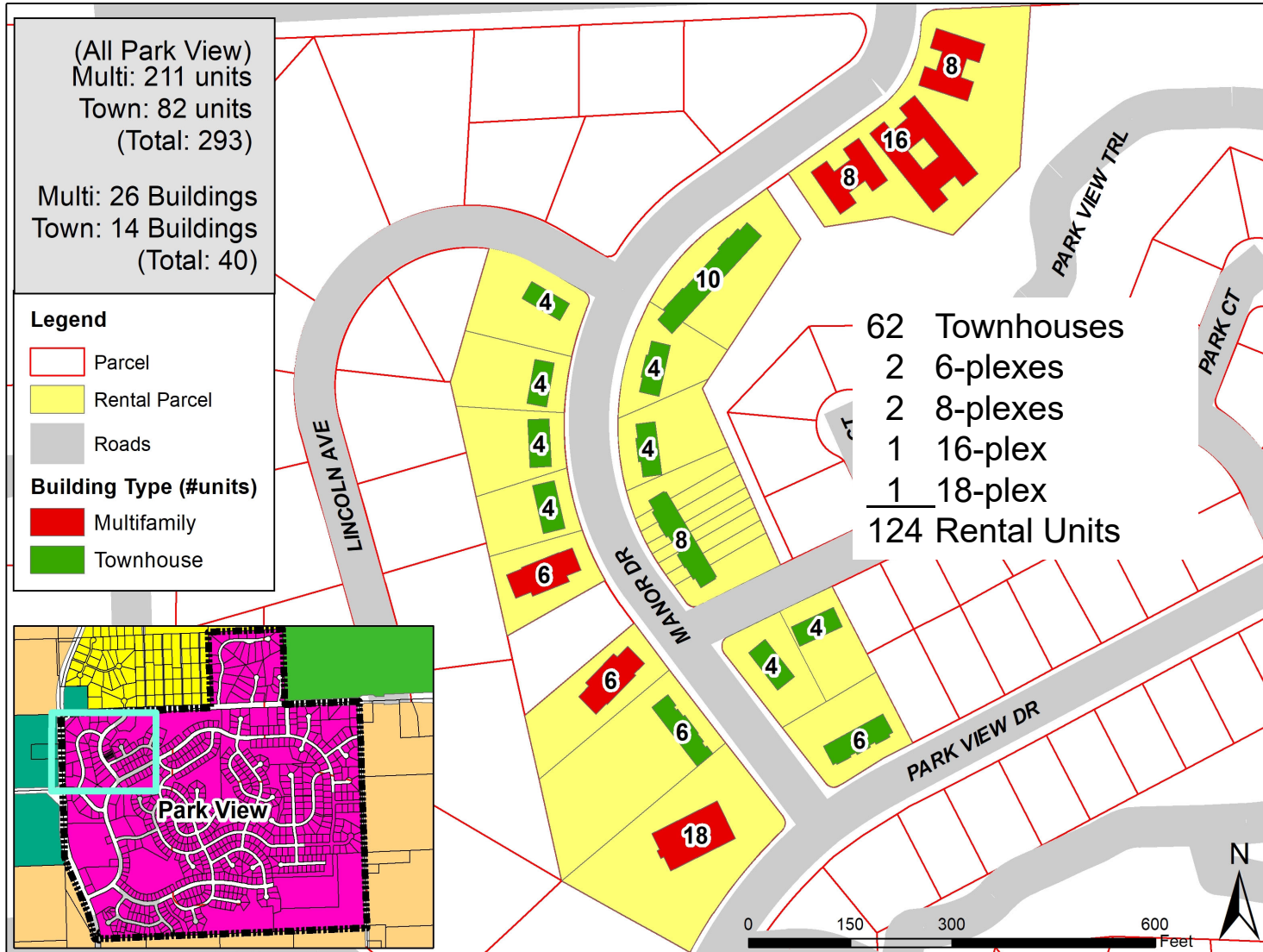


Park View Rental Inspections 2022 Update

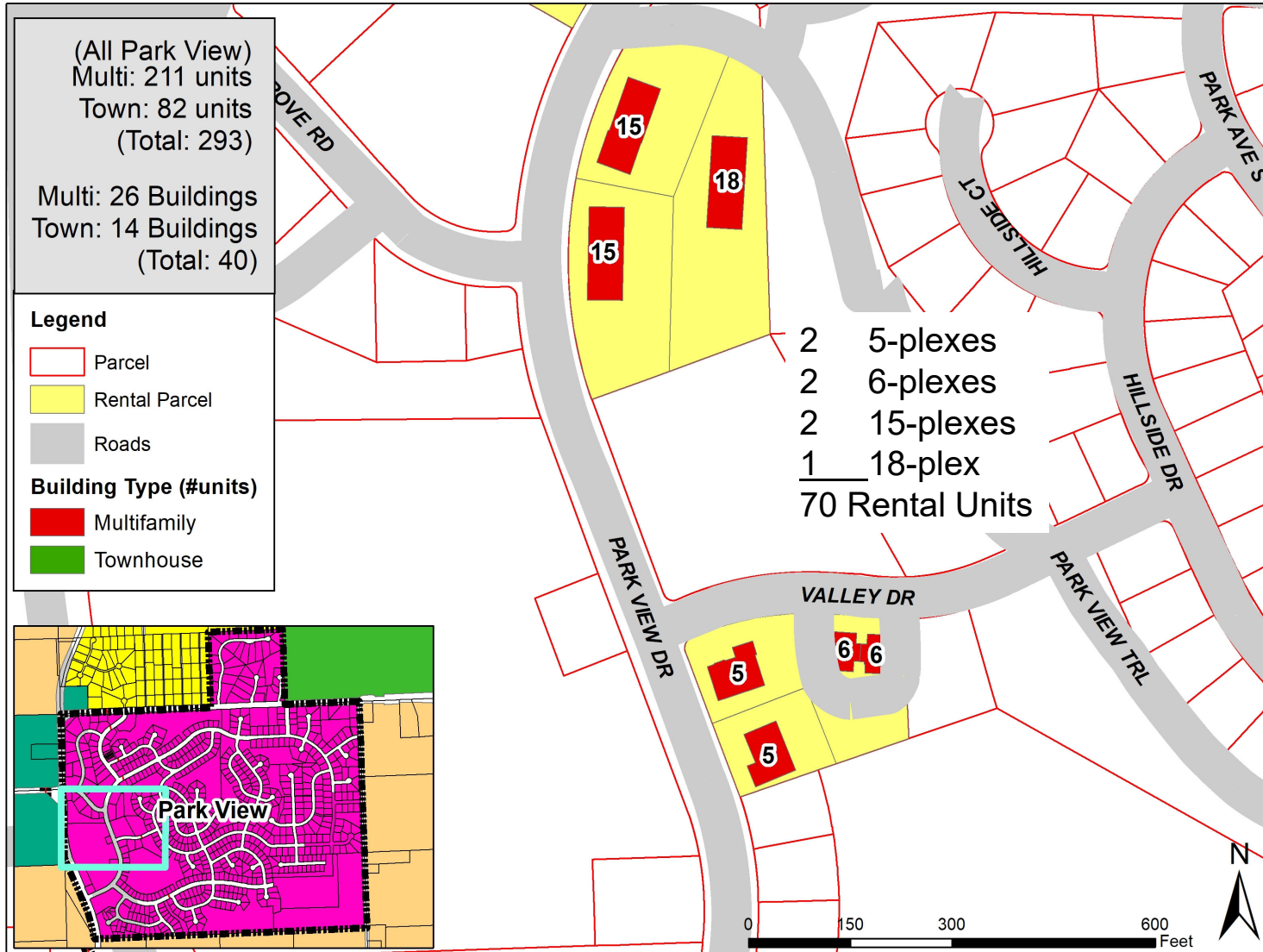
Scott County Board of Supervisors
Tuesday, October 11, 2022



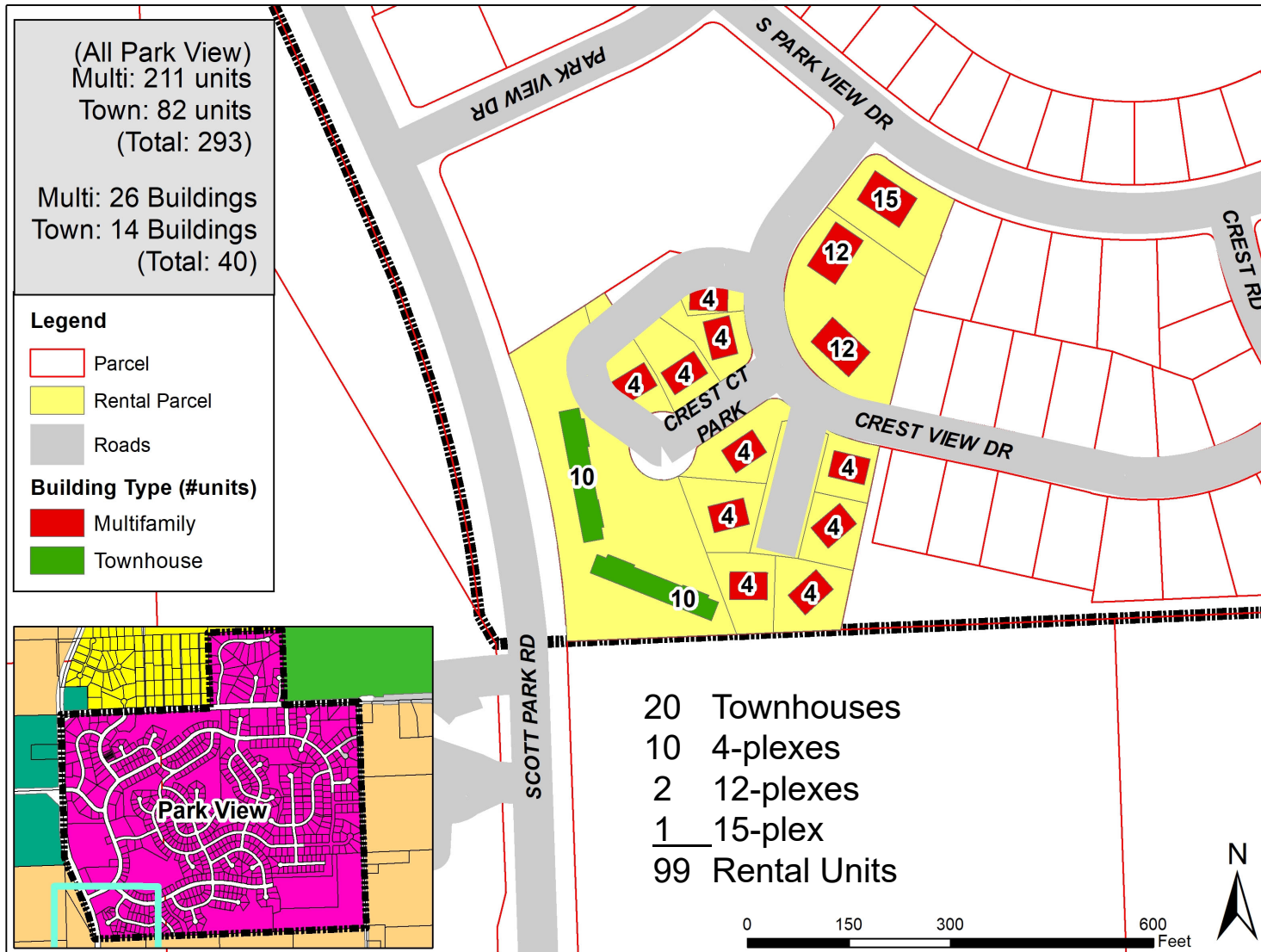
Park View, Iowa - Rental Housing (North Section)



Park View, Iowa - Rental Housing (Middle Section)



Park View, Iowa - Rental Housing (South Section)



10-unit Townhouses



15-plex Multi-Family



Ordinance Amendments require Rental Registrations and Code Compliance in Park View

- Rental Regulations were adopted by amending the previously adopted International Property Maintenance Code 2015 Edition
- Defines requirement for Rental Registration and Rental Permits as only applying to multifamily and townhouse rentals in Park View CAD
- Units do not have to meet all current construction codes unless repairs or alterations are being done.



Rental Registration Applications:

- Applications include:
 - Owner's name and contact information, local manager's name and contact information.
 - Tenant information in order to conduct the required background checks on all rental unit occupants over the age of 18.
 - Proof of written lease or rental agreement.
 - Building Code compliance check list
 - 15 of 17 landlords have submitted the rental registration



Fees:

- Board of Supervisors passed fees for FY 23:
 - \$50 for the first unit
 - \$10 for each additional unit.
- 12 of 17 landlords have paid the rental license fees for this year.
- Total of \$2,570 in revenue.



Code Requirements:

- ⦿ Regulations would include requirements for:
 - Exterior conditions
 - Maximum occupancy
 - Plumbing, Mechanical and Electrical Systems
 - Fire Safety and access
 - Public Health Nuisances
 - Addressing Nuisance Activity
- ⦿ Inspections completed on a complaint basis
 - Photographic evidence or credible information can initiate enforcement action.
- ⦿ Violations can result in fines or suspension.



Inspections:

Inspections of Rental Units

- ⦿ Landlords' building code compliance check list is submitted with registration application,
- ⦿ Inspections completed on a complaint basis but due to COVID-19 restrictions we have just started inspecting within the last few months.
- ⦿ We are coordinating with the Parkview HOA and Sheriff's Office.
- ⦿ So far we have inspected 12 properties.

Enforcement:

- ⦿ Notice of Violations served on Landlord or Property Manager.
- ⦿ Notice would include corrections required following any inspection or determination of code violation.
- ⦿ Other enforcement actions:
 - Nuisance activity
 - Tracking of violations
 - Municipal Infractions, assessment of fines
 - Suspension or Revocation of rental license



Citations and Appeals of Violations:

- Appeals would be submitted to Scott County Building Board of Appeals in accordance with its procedures.
- Serious violations could result in serving of citations for Municipal Infraction, a simple misdemeanor that would result in Court action.
- Collection of fines
 - Counties don't have the same legal authority to assess fines on property



Park View Rental Regulations - Issues

- COVID
- Enforcement
- Staff Training

Park View Rental Regulations

Next steps →

- **Continue responding to complaints**
- **Research enforcement options with the Attorney's Office**
- **Consider a regular inspection of all units in the future (every two or three years).**