

## *Highlights of the Rental Permit Program*

The City of Springdale recognizes the need to preserve and promote the quality of existing housing and to provide for safe and sanitary housing conditions for residential tenants.

The November 4th Council Meeting and subsequent administrators conference revised the rental ordinance to simplify processes. This improved process makes it easier for the homeowner to obtain a Rental Permit, ensures that the existing structure meets applicable code requirements for the renters, and helps maintain community property values. Moving forward, The City of Springdale will operate with ONE type of Rental Permit, and the THREE options for Inspections listed below. 1) An inspection performed by the Building Department, 2) an inspection performed by the owner or 3) an inspection by a certified home inspector.

-When an application for a rental permit is received, the building department will request and provide an inspection of the property.

Pursuant to Section 123.04 (A) of the Springdale Code of Ordinances, the owner of a rental dwelling unit may waive the inspection requirement in one of the following ways:

-Provide written certification from a Licensed Home Inspector that the dwelling unit to be rented is compliant with any applicable local, state and federal laws and regulations. The certification must be from a Home Inspector with a valid license from the Ohio Department of Commerce.

-Certify, via provided attachment, that the dwelling unit is compliant with any applicable local, state and federal laws and regulations.

This amendment attempts to make the ordinance clearer and more precise.

1. There is one type of Rental Permit.

2. There are three options for the inspection to verify that the existing building is safe

(A) Prior to issuing an **initial** Rental Permit, the Building Official shall require a full inspection (interior and exterior) of the dwelling unit in an effort to help ensure the safety and welfare of tenants living in the community.

(A-1) 123.02 (C) Initial rental applications shall also include a basic sketch of the floorplan.

(B) Prior to issuing a **renewal** Rental Permit the Building Official shall inspect the property from the exterior and at least once every three years request a full inspection (interior and exterior) of the dwelling unit in an effort to help ensure the safety and welfare of tenants living in the community.

A rental permit is **REQUIRED** in order to rent or lease any single household dwelling within the City. Rental permits must be renewed annually **AND** at every change of tenancy. Within 14 days of a change in tenancy, a new rental permit application must be filed with the building department. Failure to comply **WILL** invalidate the rental permit.

The entire rental program is available online, by visiting the city's website at:

<https://www.springdale.org/building-department.aspx>

Your cooperation makes Springdale a safe and healthy place to live. We thank you for your participation.

Springdale Building Department