

## **City of Orange City**

### **Rental Program Information**

#### **What is the Rental Housing Program?**

This program sets the minimum standards and includes ongoing inspections for all rental housing units in Orange City to maintain an acceptable standard of living for residents living in rental properties.

#### **How the Rental Housing Program works?**

- Anyone who rents out a home, basement, or a portion of the home will need to register the home with the City of Orange City each year as a rental property.
- Each rental property will be inspected **once every five(5) years** to ensure basic safety and sanitary conditions are met.
- Rental housing property owners will purchase a rental permit each year. There will be a **Fifty-dollar(\$50)** penalty for failing to register a rental property.

#### **What is considered a rental unit?**

Rental Unit: Any building or portion thereof which is allowed to be occupied by one or more persons as a dwelling space which includes one or more of the following activities: sleeping, eating, or general habitation. As a condition of occupying the space, the renter or renters exchange cash or other valuable considerations for the right to occupy the space.

#### **What is the cost to register my property?**

The registration fee for the **5-year permit** is **one-hundred dollars(\$100)** for each rental property and **fifteen dollars(\$15)** for each additional unit at that property.

#### **What inspections will be like:**

Inspections will focus on items that are life safety issues such as(**smoke detectors, improper wiring, gas appliance wiring, egress, etc.**)

The inspection item check list will be available for review.

Inspections of properties will be scheduled once every five years. The City does require that the landlord or an adult representing the landlord is present during the inspection.

### **What value does a Rental Program like this have?**

As the City grows, this program would ensure the proper maintenance of rental units and help the City keep a current data base and contact information for properties.

#### **Landlords see benefits:**

- Ensures all rental housing is kept up to a minimum standard.
- Would help eliminate unsafe or hazardous rental conditions.
- Requirements would not be burdensome or unreasonable.
- Help protect the landlord's investments and maintain property and dwelling values.
- Gives the landlord an opportunity to enter, inspect and maintain units.

#### **Renters see benefits as well:**

- Ensures a minimum quality of living.
- Have a chance to voice their concerns on safe and sanitary housing through a process.
- Are provided a sanitary, decent, safe rental.

For any further question in regard to the City of Orange City Rental Housing Program please contact Kurt Frederes at the City office(1-712-707-4885).