

Rental Housing Fact Sheet

Purpose of Ordinance: Protect the life and safety of all residents of the City of Pierz by ensuring that housing is safe, liveable and not deteriorating.

Annual Fee per Unit - Suggested Fee of \$10.00 per unit

Application Information - # of Units
of bedrooms per unit
Address, Parcel # & legal Description
Owners' & Site Managers names & telephone numbers

When will City Inspect? Inspections will be done upon complaint of tenant regarding uninhabitable living conditions

Types of possible infractions - Health & Safety
Unsafe wiring
Inadequate plumbing - slow drainage
Lack of smoke detectors
Rotted or decayed floors, walls & ceilings
Holes in floors, walls, ceilings & roofs
Energy
Improperly fitting windows & doors
Air infiltration due to cracks in walls & roofs
Sanitation
Garbage in house or yard

Action by City -

1. Landlords will be notified of complaint and findings
2. If a violation exists, landlord will be given an order to repair, replace, correct usually allowing 30-60 days
3. Failure to make correction will lead to action from City
 - A. Correction carried out by City - charge to owner
 - B. Condemnation of property until correction is made

Licensing - All units registered, with fee paid, will be granted a rental license. Units will be assumed livable at time of licensing.