

Sponsor: Bilbrough
First Reading: July 12, 2021
Second Reading: August 2, 2021

ORDINANCE # 60-21

AN ORDINANCE AMENDING ORDINANCE #31-16 “AN ORDINANCE REGULATING THE RENTING OF REAL PROPERTY IN THE TOWN OF WYOMING” TO REVISE THE RENTAL INSPECTION FEES TO REIMBURSE THE TOWN FOR INSPECTION FEES CHARGED BY THIRD-PARTY INSPECTORS PERFORMING INSPECTIONS ON BEHALF OF THE TOWN

WHEREAS, the Town of Wyoming adopted Ordinance #31-16 “An Ordinance Regulating the Renting of Real Property in the Town of Wyoming” on November 7, 2016;

WHEREAS, Section 18.24 of the Wyoming Town Charter authorizes the town to “license, tax and collect fees of such various amounts as the Town Council from time to time shall fix from any individual, firm, association or corporation . . . renting out any real or personal property, within the limits of the Town”;

WHEREAS, the Town may from time to time hire third-party independent contractors to perform inspections associated with rental properties, and in the opinion of the Town Council of the Town of Wyoming, it is in the best interest of the public health, safety, and welfare to establish inspection fees that will reimburse the Town for those fees charged to the Town by the outside contractors;

NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Wyoming, a majority thereof concurring in council duly met, that Ordinance #31-16 “An Ordinance Regulating the Renting of Real Property in the Town of Wyoming” be and hereby is amended as follows, to wit:

Section 1. Section 3(d) is hereby amended by making insertions as shown by underline and deletions and shown by strike through, as follows:

- (d) ~~*Inspection fee.* The fee shall be \$50.00 for the inspection prior to issuance of a rental certificate of occupancy. When an inspection is scheduled with the town, it is the responsibility of the property owner to make sure the structure/property is ready by the time the inspector arrives on site. A minimum of one hour’s notice is required to cancel or reschedule an inspection. All inspections require 24 hours’ advance notice. If an inspector arrives on site and the structure/property is not ready and the inspection was not cancelled at least one hour in advance, a \$50.00 fee must be paid at the town hall before the inspection may be rescheduled. An additional fee of \$50.00 shall be charged for each follow up inspection required because of uncompleted or unsatisfactorily completed items found by the inspector on a previous inspection.~~

Inspection fee. The Town may perform inspections by using town staff members or by hiring third-party inspectors. The fee for inspections performed prior to the issuance of

a rental license shall be \$50.00 for inspections performed by town staff or, when performed by third-party inspectors, the actual fee charged by the third-party inspector plus an administrative fee of \$15.00. When an inspection is scheduled with the Town, it is the property owner's responsibility to make sure the structure/property is ready when the inspector arrives. All inspections require a minimum of 24 hours' advance notice, and a minimum of one hour's notice is required to cancel or reschedule an inspection. If an inspector arrives on-site and the structure/property is not ready and the inspection was not cancelled at least one hour in advance, the inspection shall not be rescheduled until the Town has been paid (a) \$50.00 for an inspection attempted by town staff or (b) any fee charged by the third-party inspector for the attempted inspection. For follow-up inspections required because of incomplete or unsatisfactorily completed items found by an inspector on a previous inspection, a fee of \$50.00 shall be charged for inspections performed by town staff or, when performed by a third-party inspector, such fee as is charged by the third-party inspector.

Synopsis

This ordinance amends Ordinance #31-16 ("An Ordinance Regulating the Renting of Real Property in the Town of Wyoming") to clarify that the Town can charge inspection fees that will reimburse the Town for those fees charged to the Town by third-party inspectors hired to perform inspections.

This shall certify that this is a true and correct copy of the ordinance duly adopted by the Town Council of the Town of Wyoming at a duly-noticed and convened meeting at which a quorum was present on August 2, 2021.

Attest: 
Town Clerk

So Certifies:


Mayor

This shall certify that a copy of this Ordinance was posted at the Town Hall on August 3, 2021.

8/2/2021
Date

So Certifies:

