AN ANALYSIS OF THE RESIDENTIAL RENTAL DWELLING LICENSING PROGRAM

Presented by, Kevin A. Brubaker
Senior Manager—Building Department

CITY OF ELYRIA
LORAIN COUNTY, OHIO
HISTORY

- When the housing market declined in Lorain county and the city of Elyria, we found ourselves with abandoned dwellings.

- A small percentage became first time home buyers, where others became investment property owners.

- Some of the investment properties were rehabbed and then rented or sold, where the others were rented out in a state of decay.

- Through funding from the state of Ohio, the city was able to raze some of these abandoned dwellings. (108 in 2013)
THE GOAL

A set of standards supporting:

- LIFE
- HEALTH
- SAFETY FOR THE OCCUPANTS
- AND INCREASED PROPERTY VALUES
THE PROPOSAL

To adopt a residential rental dwelling licensing program.

With three different inspection proposals, which are:

- **OPTION ONE** - Complaint Driven Only, Existing
- **OPTION TWO** - Exterior Inspections Only
- **OPTION THREE** - Interior And Exterior Inspection
OPTION ONE

Complaint Driven Only.

- Time frame: per complaint
- Interior inspection: per complaint
- Fee: NONE.

Non Compliance Fee For Non Registration: None.

Pros:
- Currently what we do
- Property owners happy

Cons:
- Housing stock stays the same
- Property values stay the same or decrease
- Safety issues not addressed
- Not utilizing Building department to full capacity/expertise

This Is What The Department Currently Does!
OPTION TWO

Exterior Only
- Time frame: every 3 years
- Interior inspection: Complaint Driven

Registration Fee Per Year Shall Be:
- 1 Unit = $50.00 Per Unit
- 2 -10 Units = $35.00 Per Unit
- 11- 50 Units = $25.00 Per Unit
- 51+ Units = $10.00 Per Unit

Non-Compliance Fee For None Registration:
- Done as an administrative fine, add to tax duplicate
- Double fee after registration date
- Double fee, 30 days after registration date
- Double fee, 60 days after registration date
- After 90 days of non-compliance of registration, Court Prosecution!
OPTION TWO

Pros:

- Building, police, fire and health departments would have current and immediate contact information of owner or local agent
- May promote voluntary compliance
- Improvement of exterior appearance
- Public perception of city goes up
- Property values will be protected and/or improved

Cons:

- May spawn additional complaints
- Minimal impact on neighborhoods
- Serious interior violations may be overlooked
- Inspection warrant would be needed to enter property
Interior and Exterior Inspection:
- Time frame: every 3 years
- Interior inspection: YES

Registration Fee Per Year Shall Be:
1 Unit = $100.00 Per Unit
2 -10 Units = $70.00 Per Unit
11-50 Units = $50.00 Per Unit
51+ Units = $20.00 Per Unit

Non-Compliance Fee For Non Registration:
- Done as an administrative fine, add to tax duplicate
- Double fee after registration date
- Double fee, 30 days after registration date
- Double fee, 60 days after registration date
- After 90 days of non-compliance of registration, Court Prosecution!
OPTION THREE

Pros:
- Building, Police, Fire, and Health Departments would have current and immediate contact information of owner or Local agent
- Full intent of PMC 101.3, health and safety met (Rental dwellings will be made safe, sanitary and fit for human habitation)
- Property Values will be protected and/or improved
- Public perception of city goes up

Cons:
- More work for Building department
- May take time to see full impact
- Property owners will not be in favor of
- Properties could sell in lieu of repairs
- More complaints will likely be received
RUSTED/LEAKING HOT WATER TANK
OPEN CONDUCTORS HAZARDOUS.
LEAKING INOPERABLE WINDOW(S)
INOPERABLE TOILET
STILL BEING USED!
MISSING SHINGLES, LEAKING ROOF
2 FOOT HOLE IN FLOORING OF THE FRONT PORCH
INOPERABLE HOT WATER TANK
OPEN CHIMNEY IMPROPERLY INSTALLED FLUE PIPES. Carbon Monoxide Leak
OPEN BREAKER/FUSE BOXES.
IMPROPERLY INSTALLED
CONDUCTORS.

COBWEBS AND DRYER
LINT.
HIGHLY FLAMMABLE!
OPEN DEVICE BOX.
FRAYED WIRES.
INOPERABLE FURNACE.
HEATING DUCT IN CRAWL SPACE NOT ATTACHED, HELD UP BY A CEMENT BLOCK.
HEATING DUCT RUSTED AWAY FROM THE FLOOR REGISTER.
2 INCHES OF RAW SEWAGE Backup in basement
CONCLUSION

If the intent of the program is to promote life, health, and safety for potential tenants/occupants of rental units, as per the property maintenance code, we feel the Exterior Inspection Only, would not accomplish this, and merely be superficial.

Therefore, we are in favor of a Rental Dwelling License Program contingent a full exterior and interior inspection can be made. This would, in a sense, justify the program and promote our departments Code of Ethics, of supporting life, health, and safety to which we all enforce.

The benefits of the additional staff we have received over the last year, the process can be accomplished where other communities may not be able to commit such dedication. By doing this, it eliminates the run down areas, typically labeled as” slum units”. Ultimately, detouring potential investments for the city. The long-term effect could increase the ability to rent the units at a higher fee(s) thus improving the quality and atmosphere of the neighborhood drawing potential business to the City, coinciding with the Mayors vision for Elyria.
This department stands committed to what the future holds for the,
RESIDENTIAL RENTAL DWELLING LICENSING PROGRAM.

A City’s Building Department is a part of it’s backbone and growth source.
It exists to enhance safety, improve housing and commercial buildings, and
to curb signs of blight.
Owner: ___________________________ Phone: __________________

Owner Address: __________________________

City, ___________________ State: ________ Zip: __________

Owners Agent: ___________________________ Phone: __________________

Address: ________________________________________________

City, ___________________ State: ________ Zip: __________

This is to request an inspection for the property located at:

Property Address: _______________________________________

Parcel Number: ______ - ______ - ______ - ______ - ______

Fee:  $100.00 Per Unit (1 unit)  _____ * $100.00 = ______

$70.00 Per Unit (2-10 units)   _____ * $70.00 = ______

$50.00 Per Unit (11-50 units)   _____ * $50.00 = ______

$20.00 Per Unit (51-∞ units)  _____ * $20.00 = ______
CITY OF ELYRIA

BUILDING DEPARTMENT
131 Court St, Elyria Ohio 44035-5511
Phone: 440-326-1493 Fax: 440-326-1488

RESIDENTIAL RENTAL DWELLING LICENSING PROGRAM
Inspection Form

Property Address: ________________________________________

Parcel Number: __-__-__-__

Single Family _____ Multi-family _____

_____ Roof, Gutters and Downspouts _____ Handrails & Guardrails
_____ Exterior Property Areas _____ Heat Source
_____ Provide/Maintain Smoke Detector’s _____ Window/Door Conditions
_____ Electric System _____ Water Heating Facilities
_____ Plumbing _____ Stairs and Walking Surfaces
_____ Interior Surfaces _____ Others

Comments:
__________________________
__________________________
__________________________

_____ Approved _____ Approval Contingent Upon Repairs Abated.
_____ Unsafe Dwelling

Approval for the above listed rental unit for the period beginning,
__________________________

The Building Inspector has ordered the above listed property to abate all listed violations on this form.

Appointment Date _______________ Time ____________

__________________________
BUILDING DEPARTMENT APPROVAL
AN ANALYSIS OF THE RESIDENTIAL RENTAL DWELLING LICENSING PROGRAM

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Thank You for your time.