

**CITY OF LA GRANGE, KENTUCKY
ORDINANCE NO. 9, SERIES 2019**

**AN ORDINANCE OF THE CITY OF LA GRANGE, KENTUCKY REQUIRING
REGISTRATION OF RENTAL PROPERTIES AND OWNERS.**

WHEREAS, the existence of rental properties in La Grange is recognized as a significant factor in the economic vitality of the City of La Grange and surrounding community;

WHEREAS, the City is aware that certain rental properties do not have a business license nor properly accounted for income earned on such rental property for tax purposes; and

WHEREAS, it is necessary that the City accurately identify the real parties in interest involving ownership of rental property for purposes of official notification, service of process, or emergencies involving public health, safety or welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LA GRANGE, KENTUCKY:**

Section 1. Purpose.

The purpose and intent of this ordinance is to establish a registration system to identify rental property within the City of La Grange and to obtain accurate personal information for the property owner thereof for official notification, service of process, emergency contact involving public health, safety and welfare, or for enforcement of ordinances concerning the property.

Section 2. Definitions.

As used in this ordinance:

- a) "Rental property" means any real property located within the City limits that leased or rented by the owner of the property to other persons or entities for compensation, directly or indirectly, short term or long term, residential or commercial, oral or written lease, including all zoning uses, vacant land, and all improvements appurtenant thereon. Rental property with multiple housing units or multiple uses shall be deemed a single rental property for purposes of this ordinance.

- b) "Property owner" means the real party in interest who owns and controls the rental property, directly or indirectly; whether through an agent or third party property manager; provided, however, that in the event of ownership by a corporation, limited liability company, trust, non-profit organization, foreign entity, or other party, the property owner shall identify the real name and street address of the person authorized to accept service or official notices from the City.

Section 3. Registration and exceptions.

- a) The property owner of every rental property within the City limits shall register the property as rental property by submitting a verified application and paying the required fee. The registration is intended to identify the real party or parties in interest having direct or indirect financial interest and authority to accept service of process.

- b) The City Clerk shall charge each property owner an initial registration fee of \$40.00, which shall identify all rental properties owned or controlled by said property owner. An annual renewal form shall be filed by each property owner on or before November 15 of each year verifying or correcting the accuracy and completeness of the information on record.

- c) The Clerk is authorized and directed to prepare a Rental License Registration and Renewal Form for use in obtaining and maintaining accurate and current contact information for the owner of each rental property within the City.

- d) The owner of each and every rental property within the City limits shall be identified to and registered with the City Clerk, and it shall be a violation of this ordinance to fail to register or omit the registration of any rental property.
- e) This ordinance shall not apply to individual rooms at hotels, motels, hospitals, hospice facilities, assisted living facilities, nursing homes, residential care facilities, nor to homeless shelters, emergency or temporary housing, safe place facilities, or public housing.

Section 4. Enforcement.

- a) If the property owner fails to register the rental property within 30 days of Its rental, or within 30 days of written notice of violation of this ordinance, the Code Enforcement Officer may issue a citation to the property owner, stating the fines and penalties that may be assessed for failure to comply with this ordinance, as follows:
- b) The property owner may be fined up to \$50.00 for each rental property that has not been registered. If the fine is not paid within 30 days, an additional fine of \$100.00 and costs may be assessed by the code enforcement board, with interest thereon at the legal rate.
- c) The City Clerk is authorized to record a lien upon the rental property for any unpaid fines or penalties owed on the property, which may be enforced by a civil action or recovered from the proceeds of the property.

Section 5. This Ordinance shall become effective upon its passage by the City Council, approval by the Mayor, and publication pursuant to KRS 424.120.

First Reading: May 6, 2019
 Second Reading: June 3, 2019

VOTE: For: 4
 Against: 4
 Abstain: 0
 Present: 8

Mayor Black voted yes to break the tie vote

APPROVED this 3rd day of June 2019

John W. Black, Mayor

ATTEST:
 To be a true ordinance enacted by the City Council of the City of La Grange, Kentucky, effective the 3rd day of June 2019.

Stephanie Cooper, City Clerk