

CITY OF STRATHMOOR VILLAGE
Ordinance Series 2021,
Number 2

AN ORDINANCE relating to the registration with the City Clerk of all real properties in the City leased or rented to the residents thereof.

WHEREAS all real property within the corporate limits of the City of Strathmoor Village is limited by Zoning and deed restrictions to single family residential use, excepting some properties abutting Bardstown Road: and,

WHEREAS certain of the single family homes with the City are being leased or rented in whole or in part by the Owners thereof, and the in some instances the Owners do not reside in the City; and,

WHEREAS the owners of certain of those rental properties have failed to timely or properly maintain such properties in accordance with City and Louisville Metro ordinances; and,

WHEREAS the owners of certain of those rental properties have allowed the property to be used in a manner contrary to parking, noise or public safety ordinances of the City; and,

WHEREAS it is incumbent upon the owners of such rented properties to properly maintain such properties and control the use thereof ; and

WHEREAS the owners of such rented properties, being physically absent from the premises in the City, have proven unavailable to address any maintenance or other concerns arising from the use of condition of their property, unnecessarily giving rise to health, nuisance or public safety issues within the City.

NOW THEREFORE **BE IT ORDAINED BY THE CITY OF STRATHMOOR VILLAGE** that:

(A) A new Section of the Strathmoor Village Code of Ordinances is hereby enacted to read as follows:

Use of Real Property for Rental Purposes.

(a) No real property within the corporate limits of the City may be used as Rental Property until and unless the Owner of such property has registered the property as Rental Property with the City Clerk. Failure to so register any Rental Property shall be a violation of law.

b) For purposes of this Section the following definitions shall apply:

(1) "Owner" means any individual, fiduciary, partnership, association, corporation or

other entity holding legal or equitable title to Rental Property. Where more than one individual or entity owns an interest as joint tenant or tenant in common with another individual or entity, each such individual or entity shall be deemed the Owner for purposes of this Section.

(2) "Rental Property" means any house and lot or other structure occupied in whole or in part by one or more persons pursuant to an oral or written agreement in exchange for monetary or other consideration paid to the Owner thereof, and provided the said agreement does not convey any ownership interest in the said house and lot or structure to the Tenant.

(3) "Tenant" means any person or persons, other than the Owner, occupying any portion of Rental Property.

(c) The Owner of every Rental Property in the City shall annually register such property with the City Clerk, on a form provided by the City. Such registration shall be due on or before July 1st of each year. At a minimum such registration shall include:

(1) Address of the Rental Property;

(2) Name, residence address, business address e-mail address and phone numbers for the Owner;

(3) In the event the Owner of the property resides or has a principal office address more than twenty five (25) miles from the Rental Property the application shall also include the name, address, e-mail address and phone numbers for a person residing within twenty five (25) miles who shall serve as an Emergency Contact, responsible for addressing maintenance issues, safety concerns and nuisance complaints regarding the Rental Property. The Tenant shall not be listed as the Emergency Contact;

(4) A description of the Rental Property including: the number of bedrooms in the Rental Property, the number of off street parking spaces reserved for the occupants and a stipulation as to whether or not the Owner resides on the property;

(5) The registration number regarding the Rental Property from the Louisville Metro Revenue Commission;

(d) The Owner shall supplement such registration in writing from time to time as necessitated by any change in the information contained in the Owner's most recent application for registration. Such written supplement shall be delivered to the City Clerk within thirty (30) days after the information on the application has changed.

(e) Any Owner who shall lease Rental Property in violation of this Section shall be subject to a civil penalty of \$100.00 for each calendar year in which the owner has failed to register such property by or before June 30th of such year. In the event of such a violation the Owner may be cited by written notice from the Mayor or by the City

Attorney which notice shall set out the violation and the penalty imposed therefore. In the event the penalty is not paid within twenty (20) days following the Citation the City may proceed to recover such penalty by civil action in the nature of a debt.

(B) This ordinance shall take effect immediately upon passage and publication.

Enacted this day of 10th Day of May, 2021