

ORDINANCE NO. 03-332
AN ORDINANCE FOR THE MANDATORY INSPECTION
OF RESIDENTIAL RENTAL PROPERTIES IN THE
CITY OF ALPENA

SECTION 1. INTENT

The City of Alpena recognizes the importance of the rental housing segment of the overall City housing stock inasmuch as it provides housing options and opportunities to those citizens of the community who are unable to attain or do not desire home ownership. As the entity responsible for the enforcement of the building and housing codes it is in the interest of the City to ensure that all rental residential units, structures and grounds leased for occupancy to the general public are in compliance with the minimum property maintenance standards adopted and enforced by the City of Alpena. Benefits to the City include:

- 1. Protection of the health, safety and welfare of residents of rental properties and adjacent properties. Existing structures and premises not in compliance will be repaired to provide a minimum level of health and safety as required herein.*

- 2. Maintenance of property values and "quality of life" within the immediate neighborhoods in which residential rental units are located.*

- 3. Enforcement of common minimum standards for all residential rental units, structures and premises.*

What are the fees associated with the Rental Inspection?

Initial/Renewal Inspection including One (1) Follow-up (to be paid prior to inspection)	Every 3 years
1-2 Units: Inspected at the same time & same location	\$65.00/unit
3-10 Units: Inspected at the same time & same location	\$60.00/unit
10 or more Units: Inspected at the same time & same location	\$55.00/unit

Re-Inspections (following 2nd failure) (to be paid prior to re-inspection)	\$125.00/unit per re-inspection
Missed appointments (to be paid prior to inspection)	\$125.00/unit
Late payment fee for initial/renewal inspection or re-inspection (paid up to and including 10 days after inspection)	Base fee plus \$10.00/unit
Failure to pay fee (more than 10 days after inspection)	Base fee plus \$20.00/unit and fees may be placed on tax rolls for the property
Appeals	\$25.00*

* Fees for tenants may be waived by the City Manager upon demonstration of financial hardship.

The Housing Board of Appeals may direct a fee paid by a property owner or local agent to be refunded if it determines either: 1) that an avoidable mistake was made by the City in a determination; or 2) that the City was unreasonable in a determination or ruling.