

ORDINANCE 1095  
CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING A RESIDENTIAL BUILDING RENTAL REGISTRATION PROGRAM AND ADDING A NEW CHAPTER 14.02 TO THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. There is hereby added to the Lacey Municipal Code a new chapter 14.02 titled Residential Building Rental Registration Program.

**Chapter 14.02**

**RESIDENTIAL BUILDING RENTAL REGISTRATION PROGRAM**

**Sections:**

- 14.02.010 General
- 14.02.020 Purpose
- 14.02.030 Registration Information
- 14.02.040 Registration Fees
- 14.02.050 Incentives

**14.02.010 General.** All properties containing five or more dwelling units in the same complex which for payment of money, good and/or services are rented or leased to any individual or group of individuals shall be registered annually with the community development department. All new buildings within such complexes shall be registered during the final inspection or certificate of occupancy process. All existing buildings or building complexes containing five or more dwelling units shall be registered with the City within 30 days after notification by the City to the building owner or property manager following enactment of this chapter and prior to January 31 of each year thereafter.

**14.02.020 Purpose.** The purpose of the Residential Building Rental Registration Program is to prevent neighborhood blight and deterioration by providing accurate information for the notification of owners, or the owners' agents by officers of the City of Lacey, so as to be able to respond quickly and accurately if a complaint is filed against the property. It is also the

intent of this program to offer incentives for the voluntary compliance by the owners of all residential rental buildings with the Crime Prevention Through Environmental Design (CPTED) program, and participation by the owners of all multiple family rental buildings in the Crime Free Multi Family Housing Program.

**14.02.030 Registration Information.**

A. In order to register residential rental buildings, the following information shall be provided to the Community Development Department:

1. The address of the residence of the owner, or corporation officers, if a corporation;
2. The address where the owner will receive mail;
3. The owner's telephone number;
4. The address of each of each residential rental property owned, with the City of Lacey.
5. List the number of dwelling units at each rental address, with the gross floor area of each unit, and number and floor area, excluding closet space of each bedroom within the unit;
6. Whether a tenant screening agency is being used;
7. Telephone number of the one-site-manager, if applicable and
8. Security Agency.

B. In addition to the information required by Subsection A. each owner whose principal place of residence is outside a fifty (50) mile radius measured from the City of Lacey City Hall, at 420 College Street SE, shall provide the following information:

1. The name of one local agent for each property;
2. The address where the local agent will receive mail; and
3. The local agent's telephone number.

All of the above information shall be submitted to the Community Development Department on forms provided for that purpose.

**14.02.040 Registration Fees.**

A. An annual registration fee of \$5.00 per living unit shall be paid by each owner or corporation of residential rental properties, with a maximum fee of \$500.00 per complex.

B. Changes in ownership shall require a new registration.

C. Ten percent of the fees received pursuant to this chapter are designated for use in conducting the Crime Prevention Through Environmental Design (CPTED) program and the Crime Free Multi-Family Housing Program. The balance of such fees are designated for use in the enforcement of the Minimum Building and Structures Code by the City and for abatement costs incurred by the City.

**14.02.050 Incentives.** The annual registration fee shall be waived for all owners of residential rental properties which voluntarily participate in the Lacey Crime Free Housing Program, and meet the certification requirements. Loss of certification will revoke this waiver of registration fees. Participation in the training component of the Lacey Crime Free Housing Program by a property manager employed by the owner shall constitute compliance with the training requirement by such owner.

Section 2. The summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 14<sup>th</sup> day of January, 1999.

CITY COUNCIL

By

Nancy Peterson  
Mayor

Attest:

Charlotte Taylor  
City Clerk

Approved as to form:

[Signature]  
City Attorney

Published: January 18, 1999

Monday

SUMMARY FOR PUBLICATION

ORDINANCE 1095

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on January 14, 1999, Ordinance No. 1095 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING A RESIDENTIAL BUILDING RENTAL REGISTRATION PROGRAM AND ADDING A NEW CHAPTER 14.02 TO THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION"

The main points of the ordinance are described as follows:

The ordinance creates a residential building rental registration program requiring annual registration by the owners of all buildings or building complexes containing five or more living units which are rented or leased to any individual or group of individuals. The purpose of the ordinance is to provide accurate information to the City of Lacey to be able to respond to problems or complaints regarding such rental units and to encourage participation in the City's Crime Prevention Through Environmental Design Program and the City's Crime Free Multi-Family Housing Program. The ordinance requires an annual registration fee of \$5.00 per living unit with a maximum of \$500 per complex and specifies that the registration fee will not apply to those owners who voluntarily participate in the Lacey Crime Free Housing Program and meet the certification requirements of that program.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: Wynette M Taylor, 1999.

Monday, January 18, 1999