

CHAPTER 147

RENTAL HOUSING REGULATIONS

147.01 Codes Adopted
147.02 Registration and Fees

147.03 Appeals
147.04 Violation and Penalties

147.01 CODES ADOPTED. Except as hereinafter added to, deleted, modified, or amended, there are hereby adopted as the Rental Housing Code of the City those certain codes and regulations as codified in the Linn County Code of Ordinances, Chapter 105 - Buildings and Building Regulations, Article VII, hereinafter referred to as the "Linn County Code," including all future amendments and modifications thereto. The provisions of said rental housing codes shall be controlling in regulating the conditions and maintenance of all non-owner occupied residential structures and premises, and in ensuring that structures are safe, sanitary, and fit for occupation and use within the jurisdictional limits of the City and shall be known as the "Palo Rental Housing Regulations."

147.02 REGISTRATION AND FEES.

1. Delete Section 105-102(2) and replace with the following:

"Section 104.1 Registration and Fees.

No person shall operate a rental dwelling unit, rooming house, congregate housing or independent group residence unless the person has first registered such rental dwelling unit, rooming house, congregate housing or independent group residence with the City.

The fees for activities and services performed in carrying out the responsibilities of this Code shall be as provided in the Palo Rental Housing Table of Fees adopted by resolution of the City Council."

147.03 APPEALS.

1. Delete Section 105-102(4), and replace with the following:

"Section 107 - Means of Appeal.

107.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Code Official relative to the application and interpretation of the Palo Rental Housing Code, there shall be and is hereby created a Board of Appeals, as appointed by the Council. The City Board of Appeals, as established in Section 155.02 of the City Code shall serve as the Rental Housing Code Board of Appeals, and shall hear and decide appeals of orders, decisions, or determinations made by the Code Official regarding the application and interpretation of the Rental Housing Code.

107.2 Applications for Appeal.

Any person directly affected by a decision of the Code Official or a notice or order issued under this Code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 20 days

after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been interpreted incorrectly, the provisions of this Code do not fully apply, or the requirements of this Code are satisfied adequately by other means. The Board of Appeals shall have no authority to waive the requirements of this Code.

107.3 Appeal Fee.

A nominal appeal fee for an appeal to the Rental Housing Code Board of Appeals shall be in accordance with the Palo Rental Housing Table of Fees adopted by resolution of the City Council.”

147.04 VIOLATION PENALTIES.

1. Delete Section 105-102(5), and replace with the following:

“Section 109.4 Violation Penalties.

Any person who violates a provision of this Code, or who fails to comply therewith, or with any of the requirements thereof, shall be subject to penalties in accordance with Chapter 3 of this Code of Ordinances.”

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