

Unresponsive Landlords

Generally by leasing a residential property, the lessor is guarantying that it is suitable to be lived in and will remain so for the duration of the lease.

Should you have trouble using and/or enjoying the property, you should consult your lease to determine your rights and obligations. Where your lease is not clear, the City encourages you to approach your landlord to discuss the matter and negotiate a solution.

If you believe an ordinance violation is present, the City encourages you to bring this to the attention of the landlord. Should the landlord fail to solve the matter, you may ask the City to investigate and determine whether ordinance non-compliance is involved. The City's goal is to keep all properties safe and up to building code compliance.

Misc. Ordinances

Disorderly Conduct. Fighting, using abusive language, threatening gestures, and obstructing streets and sidewalks are all illegal.

Noise. The City prohibits music, yelling, chanting, screaming, and other such activities that produce offensive sounds plainly audible across property lines to the disturbance of others.

Disorderly House. The City prohibits fighting, quarreling, or loud, disagreeable noises that disturb the neighborhood. Citations may be given to the landlord or tenants of the property, not just those engaged in the offending conduct.

City Council and Mayor

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City Staff & Contact Information

City phone: (319) 337-6900

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CITY OF UNIVERSITY HEIGHTS

Rental Housing Guide
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Reporting an over occupancy complaint is confidential. An over occupancy complaint results in the City Rental Inspector opening an investigation, which may involve contacting the landlord (or their agent), a property inspection, etc., and an inspection report. Residents impacted by an unfavorable inspection report may appeal to the City Council for reconsideration.

Zoning Ordinance & Permits

Rental properties must have a current City-issued rental permit and have passed health and safety inspections before tenants take possession; rental permits are available at the City office for public for review.

should be trimmed from the ground level 8 feet over sidewalks and 13 feet over streets.

Garbage and recycling is collected weekly on Tuesdays. You may purchase UH per- use garbage stickers from Fareway (Mormon Trek Blvd.) or an annual garbage sticker can be purchased from Johnson County Refuse. UH yard waste paper bags can also be purchased at Fareway. Garbage and recycling containers may be placed on the curb after 3pm the Monday before collection and must be retrieved by end of Tuesday.

Residents that fail to maintain their property may be reported. Failure to respond to the City or correct a violation may result in a citation; finally, the City may perform the maintenance and collect reimbursement from the property landlord.

Go Hawks! Game Days

Parking vehicles on the yard is permitted only on home football days, if your lease allows. Vehicles parked on non-game days are subject to a \$25 citation and subject to towing; citation fees escalate for repeat violators.



Residents parking 15 or more vehicles on game days may place portable toilets on their property so long as (1) toilets are not visible from the street and (2) sanitation cleaning requirements are met. See City web page or contact the City Clerk for additional requirements.



Reporting Potential Ordinance Violations

The City counts on each neighbor to do their part in following City ordinances. Residents are encouraged to speak with their neighbors to resolve ordinance concerns (e.g., cars, noise, unkempt yards). However, where a solution cannot be reached, residents may contact the City to report potential ordinance violations.

Property Maintenance

Unless your lease specifies otherwise, you are responsible for maintaining the rental property. Snow must be removed from sidewalks within 24 hours. Allowing the snow on a sidewalk to be treaded into a “path” by the public is not considered removal.

Yard maintenance also includes trimming your hedges and trees to prevent sidewalk obstruction. Trees



University Heights: the Height of Good Living

The City of University Heights welcomes you to our walkable, neighbor-friendly City. This guide provides you with an overview to key City ordinances. Visit the City’s webpage and/or contact the City Clerk for more information; see back cover page.

NOTE: Information in this guide is not legal advice.

Occupancy Limits & Complaints

The City sets occupancy limits for all residential properties to “family + 1 unrelated individual.” A family means one person or two or more persons related by blood, marriage, or adoption occupying a dwelling as an individual housekeeping unit.