

ORDINANCE NO. 236

AN ORDINANCE AMENDING ORDINANCE NO. 110
(RENTAL HOUSING CODE)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS,
JOHNSON COUNTY, IOWA:

Part I: AMENDMENTS:

University Heights Ordinance No. 110 is amended as follows
(with additions indicated by underline; deletions indicated by
~~strike-through~~; omissions by "****"):

110.02 DEFINITIONS. For the purpose of this code only,
certain words and/or terms used herein shall be defined as
follows:

2A. "Domestic partner" means one of two individuals in
an interpersonal relationship who live together and
share a common domestic life but are not married to
each other or to anyone else.

18A. "Owner Occupied" means either: (a) a dwelling
occupied by the owner; or (b) a dwelling occupied
by the owner and any of the following, but no one
else: the owner's spouse or domestic partner; the
children of the owner; ~~and/or~~ the children of the
owner's spouse or domestic partner; the parents of
the owner; the parents of the owner's spouse or
domestic partner; and/or a guest. For purposes of
this definition of "owner occupied", the word
"owner" includes only owners who are natural
persons, and not those that are legal entities;
provided, however, that for properties owned in
trust, the word "owner" means any trust beneficiary
who is entitled to occupy the property, but only if
such beneficiary is a natural person.

23. "Rent" or "Let" means providing a dwelling, dwelling unit, or habitable room to someone other than the owner ~~or a guest~~, regardless of whether rent or other consideration is paid or services rendered or exchanged.

110.04 RENTAL PROPERTY RESTRICTED. No owner or any other person or entity shall rent or let ~~to another person~~ any dwelling, dwelling unit, or habitable room unless it and the premises are clean, sanitary and fit for human occupancy as required by this code and applicable State statutes and City ordinances, and unless a certificate of structure compliance and a current rental permit have been issued by the City for the dwelling. Dwellings, dwelling units and habitable rooms may not be rented for a term of less than 30 consecutive days. Notwithstanding the foregoing, neither a certificate of structure compliance nor a rental permit shall be required for any owner-occupied property.

Part II: SAVING CLAUSE.

In the event any word, phrase, sentence, paragraph or section contained in this ordinance shall be held to be invalid, unlawful, or unconstitutional for any reason, then it is hereby declared that the remaining such portions and provisions of this ordinance would have been enacted and remain in full force and effect.

Part III: EFFECTIVE DATE.

This ordinance shall become effective upon its passage and publication as provided by law.

Part IV: REPEALER.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted by the University Heights City Council this 9th day of April, 2019, and approved this 9th day of April, 2019.

Louise A. From
Louise A. From, Mayor

(SEAL)

ATTEST:

Christine M. Anderson
Christine M. Anderson, City Clerk

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

On this 14th day of May, 2019, before me, a notary public in and for the state of Iowa, personally appeared Louise A. From and Christine M. Anderson, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of University Heights, Iowa; that the seal affixed to this instrument is the corporate seal of the city; and that said instrument was signed and sealed on behalf of the city, and that Louise A. From and Christine M. Anderson acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it and by them voluntarily executed.

[Signature]
Notary Public in and for the
State of Iowa

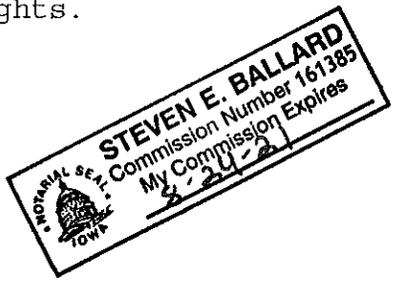


STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

I, Christine M. Anderson, being first duly sworn, certify that the above ordinance was published in the Iowa City Press-Citizen the 22nd day of May, 2019.

Christine M. Anderson
Christine M. Anderson, City Clerk

Signed and sworn to before me on the 20th day of May, 2019, by Christine M. Anderson, Clerk of the City of University Heights.



[Signature]
Notary Public in and for the
State of Iowa

Steve/UH/Ordinances/Draft Ordinances/working drafts/Ordinance 236 amending No. 110 to expand rental permit exemption for owner's family members 02-07-19