

ORDINANCE NO. 247

AN ORDINANCE AMENDING ORDINANCE NO. 110  
(RENTAL HOUSING CODE) TO CHANGE RENTAL PERMIT  
APPLICATION REQUIREMENTS

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 "\*\*\*\*"):

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110.05 STRUCTURE COMPLIANCE AND RENTAL PERMIT PROCEDURES.

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6. Application for Rental Permit. The owner or operator shall file, in duplicate, a verified application for rental permit with the City Clerk on application forms provided by the City Clerk. The application shall require the owner to provide the following information:

A. ~~Name and age of each tenant and whether each such tenant is enrolled in post-secondary education.~~RESERVED.

B. ~~The basis for the owner or operator's verification of each tenant's information.~~RESERVED.

\*\*\*\*

F. ~~Whether maintenance and upkeep duties, including mowing grass, raking leaves, picking up after University of Iowa Hawkeye home football game days, and removing snow and ice from sidewalks, interior walkways, and driveways, are the responsibility of the owner or the tenant.~~

~~In the event tenants move from or into a dwelling during the course of the rental permit term, the owner shall provide updated tenant identities, ages, and post-secondary enrollment status to the City within 21 days of the new tenant's occupancy. Failure to provide the information required by this subsection, including updated tenant information, constitutes a violation of this code and a basis for denying or revoking a rental permit.~~

- 6A. At the request of the City Clerk, inspector, or other City official, the owner shall, within seven (7) days of such request provide 1) the name and age of each tenant and whether each such tenant is enrolled in post-secondary education and 2) the basis for the owner or operator's verification of each tenant's information.

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16. Bases for Revocation of Rental Permit. The inspector may revoke a rental permit for any of the following reasons:

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- G. Failure to provide the information required by Section 110.05(6A) within seven (7) days of a request for that information.

A rental permit shall be revoked for not less than one year beginning from the date of the inspector's decision or a court ruling on a municipal infraction.

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#### 110.20 OWNER RESPONSIBILITIES.

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22. All dwelling units in the R-1 Zone and PUD Planned Unit Development Zone shall be tested for radon. The provisions of this Section apply to all applications for ~~new rental permits filed on or after January 1, 2020 and all renewals of rental permits filed on or after August 1, 2020.~~

- A. The radon test must be performed by a Radon Measurement Specialist certified by the State of Iowa. Any radon mitigation system must be installed by a Radon Mitigation Specialist certified by the State of Iowa.
- B. If the radon test result is less than 4 picoCuries per liter (pCi/L), the dwelling unit shall be retested in eight (8) years unless there is a habitable bedroom in the basement. If the test result is less than 4 picoCuries per liter (pCi/L) and there is a habitable room in the basement, the dwelling unit shall be retested in four (4) years.
- C. If the test result is equal to or greater than four (4) picoCuries per liter (pCi/L), a radon mitigation system shall be installed and the dwelling unit retested within ninety (90) days, unless the Inspector or designee provides an extension in writing for good cause. After the radon mitigation system is installed, the unit shall be retested every eight (8) years thereafter.
- D. If the dwelling unit has an existing radon mitigation system on July 1, 2020, the dwelling unit shall be tested within eight (8) years of the date the last radon test was performed.
- E. Notwithstanding any other provision herein, a prior radon test will be accepted if the radon test was performed within two (2) years of the filing of the application for a new rental permit or within two (2) years of the expiration of an expired rental permit. The dwelling unit shall be retested within eight (8) years of the date that the prior radon test was performed.
- F. Any radon mitigation system in any dwelling unit shall function safely and shall be maintained in proper working condition. No such mitigation system shall be removed from a dwelling unit or shut off or disconnected, except temporarily for repairs, replacements, alterations, or as otherwise allowed by the inspector.
- G. The owner shall provide a copy of all radon test results to the City

**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.**

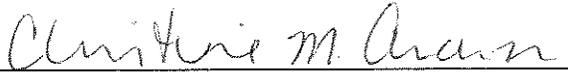
All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted by the University Heights City Council this 14<sup>th</sup> day of July, 2020, and approved this 14<sup>th</sup> day of July, 2020.

  
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Louise A. From, Mayor

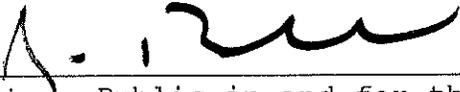
(SEAL)

ATTEST:

  
\_\_\_\_\_  
Christine M. Anderson, City Clerk

STATE OF IOWA            )  
                                  )    SS:  
COUNTY OF JOHNSON    )

On this 15<sup>th</sup> day of July, 2020, 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.

  
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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 22<sup>nd</sup> day of July, 2020.

Christine M. Anderson  
Christine M. Anderson, City Clerk

Signed and sworn to before me on the 26<sup>th</sup> day of July, 2020, by Christine M. Anderson, Clerk of the City of University Heights.

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



Steve/UH/Ordinance 247 amending No. 110 re rental application forms