

Long-term Rental Licensing and Inspection

On December 7, 2021, the Lawrence City Commission adopted on second and final reading Ordinance No. 9876. This Ordinance becomes effective January 1, 2022 and repeals existing Chapter 6, Article 13 (Ordinance No. 9110) of the Code of the City of Lawrence, which became effective on October 2, 2018. The relevant code sections that were amended include the following:

- **Section 6-1304 RENTAL LICENSE FEES.** The current fee schedule is now set at \$15 per dwelling unit licensed by an owner regardless of how many Dwelling Units are licensed.
- **Section 6-1310 (c) INSPECTIONS.** The sampling percentage of the total Dwelling Units inspected is now set at 20% of the total number of Dwelling Units licensed by an Owner, not to exceed a total twenty-five (25) of the total Dwelling Units licensed by the Owner/ Licensee.
- **Section 6-1310 (c)(1) INSPECTIONS.** If more than seven violations per Dwelling Unit are discovered on an Premises or in Dwelling Units inspected, then the Code Official **shall**, upon not less than seventy-two (72) hours prior written notice, inspect an additional 20%, rounded up to the next whole number, not to exceed twenty-five of the total Dwelling Units licensed by the Owner/Licensee.
- **Section 6-1310 (e) INSPECTIONS.** New Construction or Major Reconstruction (defined within the code) shall be exempt from inspection for a period to not exceed ten years commencing on the date the Residential Rental Property passed its final building inspection.
- **Section 6-1312 INCENTIVE.** If the Code Official reports no more than three violations, per Dwelling Unit on any Premises and in Dwelling Units inspected, then all Residential Rental Property licensed by that Licensee shall be exempt from inspection under Section 6-1310 for a period of six (6) calendar years. (Such exemption shall not apply to any inspection made as the result of a complaint within that exempted period).
- **Section 6-1314(a) VIOLATIONS.** The twenty-seven code violations identified within the previous ordinance have been removed in their entirety. Violations are now cited from the City's adopted Property Maintenance Code.
- **Section 6-1314(b) VIOLATIONS.** The amended language eliminates "foregoing standards" and states when strict compliance with the Property Maintenance Code or any other building code adopted by the City is not possible or where there are practical difficulties that limit to comply strictly therewith, the Code Official shall have the authority and discretion to grant alternate compliance if and only if: (1) alternate compliance is possible; and (2) alternate compliance does not compromise or diminish life, health, safety or fire safety requirements.

For questions, you may call 785-832-7700 or email at rentallicensing@lawrenceks.org