

ARTICLE 15. RENTAL READY PROGRAM

Sec. 4.15.004. Business license required.

- A. No person shall allow to be occupied, offer for rent, rent to another for occupancy or let for occupancy any rental dwelling unless the owner has first obtained a valid business license issued in accordance with Chapter 5 of the City Code.
- B. All those who hold a valid business license at the time this ordinance becomes effective shall be deemed to hold a valid business license within the meaning of this article.
- C. A business license shall be valid as prescribed in Chapter 5 of the City Code.
- D. In order for customers to obtain utility service to a rental dwelling or rental dwelling unit, a valid business license shall be issued by the City of Independence to the landlord for that property address. This provision shall go into effect on January 1, 2026.
- E. If the business operates as a Limited Liability Company (LLC), said business shall file with the City of Independence a valid LLC registration in accordance with RSMo 347.048.

Sec. 4.15.006. Rental dwelling unit inspection required.

- A. A valid rental unit inspection form shall be submitted to the City in the form and manner prescribed by the City for all rental units.
 - 1. The qualified rental housing inspector shall maintain their rental unit inspections forms, notes, etc. for all rental units inspected by them for a period of 2 years from the date of the inspection.
 - 2. The qualified rental housing inspector shall provide to the City upon request any rental unit inspection forms, notes, etc. within a reasonable timeframe.
- B. The qualified rental housing inspector hired by the property owner shall make an inspection of the dwelling or dwelling units for which a satisfactorily completed and executed application for a rental ready certificate is filed. In accordance with Section 4.11.002 of the Independence City Code, the landlord shall give reasonable notice before entering and allowing inspection of the leased premises.
- C. Any rental dwelling unit that has been inspected for any reason may submit that inspection report provided the inspection is no older than 12 months.
- D. During the initial implementation, the rental dwelling unit inspection shall be valid for up two years from the date the City issues the business license for the rental dwelling unit(s). After the initial implementation, the rental dwelling unit inspection shall be valid for two years from the date the City issues the business license or upon a change of tenant for the rental dwelling unit(s), whichever occurs later.

Sec. 4.15.007. Rental dwelling inspection program.

- A. Prior to the issuance of a business license for a rental dwelling or any renewal thereof, the qualified rental housing inspector shall provide to the City a passed rental unit inspection form of the premises to determine compliance with this article. The rental unit inspection form shall include:
 - 1. No exposed electrical wires, as specified in Section 4.01.02.A. of the City Code; Each rental dwelling unit shall have a properly maintained electrical system, which shall be in a safe working condition and capable of performing its intended function. Electrical panels, switches, outlets and components

-
- shall have a cover per the manufacturer's direction, or as directed by the currently adopted National Electrical Code.
- ~~2. All smoke detectors are to be in proper working order, as specified in Section 4.01.028.D. of the City Code.~~ Each rental dwelling unit shall have an operable smoke detection system and alarm. A system with missing or expired batteries shall still be deemed operable if it functions properly when new batteries are inserted. Smoke detectors shall be installed in locations mentioned in the adopted building code, or as close as possible given the conditions in the unit.
 - ~~3. All stairs and handrails shall be secure and function, as specified in Section 4.01.025.H. of the City Code.~~ the City's adopted International Property Maintenance Code;
 - ~~4. Property address street number shall be visible as required in Section 4.01.012.B. of the City Code.~~ the City's adopted International Property Maintenance Code;
 - ~~5. All units shall have working sanitary drainage system as required in Section 4.01.018.A. and B. of the City Code.~~ All such plumbing fixtures shall be maintained in a sanitary and good working condition and shall be properly connected to the public sewer system or to an approved private system if the public system is not available.
 - ~~6. All kitchen sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water and shall be otherwise operable.~~
 - ~~7. 6.~~ At least one carbon monoxide detector shall be installed in all residential rental units with fuel burning appliances (as defined in the ~~International Residential Code~~ current adopted building code) and/or an attached garage;
 - ~~8. 7.~~ A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way; as specified in ~~Section 4.01.025 of the City Code~~ the City's adopted International Property Maintenance Code;
 - ~~9. 8.~~ Ground fault circuit ~~interceptors~~ interrupters are required to be placed within six feet of any water source; including but not limited to bathrooms, garages, crawl space, unfinished basements, ~~and~~ kitchens, and any other applicable locations as specified in ~~Section 4.01.022.A. of the City Code~~ the City's adopted International Property Maintenance Code and/or the current adopted version of the National Electrical Code; and
 - ~~10. 9.~~ All furnaces, water heaters, and corresponding accessories shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function as specified in Section 4.01.020 and 4.01.030 of the City Code. Water heating facilities shall be in good working condition, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, and shower at a minimum temperature of 110 degrees Fahrenheit. Proper exhaust systems must be attached, sealed to prevent leaks and fully operational;
 - ~~11.~~ Each rental housing unit shall have heating facilities in good working order that can safely maintain a minimum room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms, measured at a point three feet above the floor and two feet from exterior walls. Cooking appliances and space heaters shall not be used to provide space heating to meet the requirements of this section. Proper exhaust systems must be attached, sealed to prevent leaks and fully operational;
 - ~~12.~~ If provided by the lessor, the cooling system shall be in good working order that can safely maintain a maximum temperature of 80 degrees Fahrenheit in all bedrooms, measured at a point three feet above the floor and two feet from exterior walls;
 - ~~13.~~ If provided by the lessor, all mechanical appliances, operative fireplaces, solid-fuel-burning appliances and cooking appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function;
-

-
14. Roofs, roof flashing, windows, and exterior doors must be adequate to prevent dampness or deterioration in the walls or interior portions of the rental housing unit. No visible evidence of water leaks attributed to the roof, windows and exterior doors shall be present on the interior of the unit;
 15. All holes and/or missing drywall in interior walls and ceilings that exposes any components of the dwelling's electrical, plumbing or mechanical systems, as well as all holes in the subfloors, shall be sealed as necessary; and
 16. All rental dwelling units where the bottom of the clear opening of an operable window is located less than 36 inches (914 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall have window fall protection installed per the City's current adopted building code.

B. Inspection of rental dwelling units for a rental ready certificate shall be accomplished as follows:

1. All rental dwelling units shall be inspected by a Qualified Rental Housing Inspector every two years or upon a change of tenant, whichever occurs later.
2. Any premise with more than four units on a single property which share common walls and/or common floors/ceilings shall have ~~ten~~ fifty (50) percent of the total number of rental units on the property inspected. The same units that were inspected as part of the previous inspection period shall not be inspected as part of the current inspection period.