

CITY OF BURTON

LEGISLATIVE SUB-COMMITTEE MEETING MINUTES
MAY 13, 1996, 5:00 P.M., COUNCIL CHAMBERS

The Legislative Meeting was called to order by Tom Martinbianco at 5:13 P.M.

Members Present: Abbey, Cross and Martinbianco.

Members Absent: None.

Others Present: Mayor Charles Smiley; R. LaDuke, Building Supervisor and G. Webster, Clerk.

PURPOSE OF THE MEETING: Discussion And Possible Recommendation
Concerning

1. Licensing & Inspection Fees for Rental Units.
2. Portable Signs.

PRESENTATION:

Mr. LaDuke commented on the issue of Licensing and Inspection Fees for Rental Units. He said there are approximately 1,000 to 1,500 rental units in the City. The City will randomly select 300 units to be inspected each year. A fee will be charged for this service. Rental home properties are considered to be a business. This policy will help the City bring rental properties up to code. Mr. LaDuke submitted a proposal to the Council outlining some suggestions on this issue. (See attached: Licensing and Inspection Fees for Rental Units.) Mr. Martinbianco reviewed the proposal for the audience.

AUDIENCE PARTICIPATION:

Larry Petrella, 1081 Howe Rd., requested the Administration's point of view on Licensing and Inspection Fees for Rental Units.

Mayor Smiley said this policy was long overdue. He continually receives complaints on rental homes. Home owners are worried that these deteriorating properties will bring down their property values. He said the fee was not extravagant.

Diane Walton, 4489 Lippincott, Rental Landlord, spoke against inspections for

rental property. She wanted to know why the City was doing the inspections and what the money would be used for. She said this wouldn't solve the problem and it's an invasion of privacy of tenants.

The Mayor said the fees would cover the cost of the Building Department Inspectors, time, paper work, auto expenses, etc. This policy would provide a tool for the City to help bring rental homes up to code.

Mr. Martinbianco said Ms. Walton took good care of her rental property, but many rental homes are in need of major repairs?

Mr. Abbey said he would consider all options before making a decision.

Mr. LaDuke said property maintenance codes were for DPW complaints. A \$30 fee to make sure neighborhoods don't become blighted is not too high a cost. The policy wasn't created just to add to the budget.

LEGISLATIVE COMMITTEE MEETING
MAY 13, 1996/5:00 P.M.
PAGE -2-

Mr. Cross suggested the Landlord Association help try to get negligent landlords to clean up their rental properties.

Discussion continued on Licensing and Inspection Fees for Rental Units.

Michael Neward, 3207 Duffield Rd., Flushing, Landlord, spoke against inspection fees and water affidavits of rental units.

John Stapish, 5160 Atherton Rd., Landlord, spoke against the policy. He said the City can't legislate a lifestyle to people. Tenants trash houses then move on to another without paying rent. There are no provisions for retaliation by tenants against landlords.

Win Hutcheson, 4094 S. Saginaw, Landlord, spoke against fees. He said inspectors would not be subjective and inspections would interfere with his business.

Mr. Martinbianco suggested inspections cover 20-25 specific items. A check off list would limit the scope of the inspection.

Henry Tannenbaum, 521 W. Court, Landlord , spoke against the proposed policy.
He said this is a user fee and the tenants should pay their fair share. There is no recourse on the tenant for damaging our property. He doesn't want another ordinance placed on the landlords.

Pauline Dargel, 6119 Hugh, said the City has a current existing housing code.
She suggested the City take a look at current codes before assessing additional inspection fees to landlords.

Mr. LaDuke said the current BOCA Codes address complaints only.

COMMITTEE DISCUSSION:

Mr. Martianbianco said he just received the first proposal and needed time to review it and consider all options.

Mr. Cross suggested contacting MML for any information they might have on this matter. He asked about the reasonable amount of time for violations to be repaired.

Mr. Abbey said most repairs should be made as soon as possible. The reason for the policy is to clean up homes. He wanted to know what course of action would be taken after a landlord paid the \$100 fee, complied with violations and new complaints were filed against his property.

Mr. LaDuke said a reasonable amount of time will be given for specific violations. The existing BOCA codes deal with individual complaints.

Mr. Martinbianco suggested the committee look at other communities and the financial aspects of this policy. He said a legislative meeting would be scheduled next Monday night.

COMMITTEE RECOMMENDATIONS: None.

Meeting Adjourned at 6:20 P.M.

Gayle Webster
City Clerk