Passed 6-0
Sandberg, Spechler, Sturbaum absent

ORDINANCE 15-13

TO AMEND TITLE 16 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED "RESIDENTIAL RENTAL UNIT AND LODGING ESTABLISHMENT INSPECTION PROGRAM"
- Re: Authorizing Special Fees for Saturday Inspection of New Rental Units During the Summer Months

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WHEREAS, Bloomington Municipal Code Chapter 16.03 regulates the administration of residential rental units and Section 16.03.040 regulates the inspection process for newly constructed residential rental units and premises located within the city; and

WHEREAS, the City of Bloomington Housing and Neighborhood Development Department is responsible for ensuring compliance with Section 16.03.040 and incurs significant time and expense inspecting the residential rental units in the City of Bloomington; and

WHEREAS, the City recovers a portion of the expenses incurred as a result of these inspections through a reasonable and appropriate fee schedule that is established through Section 16.03.080; and

WHEREAS, section 16.03.080(b) requires all newly constructed residential rental units and premises in the City to be inspected prior to said units becoming occupied; and

WHEREAS, in recent history, the demand for residential rental inspections is extremely high during the summer months, which is attributable primarily to the high volume of new construction projects that are completed during these months in anticipation of Indiana University students moving back to the City to start the new school year; and

WHEREAS, the Housing and Neighborhood Development Department's available resources are not enough to meet the high demand for inspections of newly constructed residential rental units and premises during this time of the year which creates significant inspection delays; and

WHEREAS, the City of Bloomington wishes to meet this increased demand for inspections by offering Saturday inspection times solely to newly constructed residential rental units and premises in the City; and

WHEREAS, the City of Bloomington will offset the additional expenses associated with weekend inspections through the assessment of reasonable and appropriate Saturday inspection fees.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Section 16.03.040(b) shall be amended by adding the following sentence to the end of that provision: "Limited Saturday cycle inspection scheduling is available on a first come first serve basis for newly constructed residential rental units and premises from July 1st through September 30th of each year."

SECTION 2. Section 16.03.080 shall be amended by adding a new subsection, subsection (g), which contains the following language: "The fee for Saturday inspections under Section 16.03.040 (b) shall be assessed at one and one half (1.5) times the regular weekday rate for inspections."

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, approval of the Mayor and all other requirements of the Indiana Code.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 1st day of July, 2015.

DAVID ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 2nd day of July, 2015.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 4-1 day of JULY, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the Bloomington Municipal Code Title 16 in two ways. First, the ordinance amends Chapter 16.03.040(b) to include the offering of Saturday inspections for newly constructed residential rental units and premises in the City of Bloomington. Second, it amends 16.03.080(g) to provide for reasonable and appropriate fees to be assessed for Saturday inspections.

Signed copies to:
Legal (5)
Controller
HAND

BMC
Clerk