

ORDINANCE NO. 71-53AN ORDINANCE REQUIRING THE INSPECTION
OF MULTIPLE DWELLING UNITS WITHIN THE
CITY OF BLOOMINGTON

WHEREAS, the City of Bloomington has heretofore enacted Codes for the safety and protection of those persons residing in multiple dwelling units, and

WHEREAS, it is to the best interests of the community that such Codes be strictly enforced.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON:

SECTION 1. As used in this ordinance the term "multiple housing" shall be defined as any structure in which three or more dwelling units are located or any structure in which three or more persons not related by blood or marriage reside. There shall be specifically excepted from such term housing units constructed and maintained by Indiana University. Multiple housing units owned but not constructed by Indiana University shall be subject to inspection as are others.

SECTION 2. Each multiple housing unit within the City of Bloomington shall be inspected by the Department of Redevelopment of the City prior to the 1st day of January, 1973.

SECTION 3. All structures inspected by the City which shall conform to the Building, Zoning, Fire and Housing Codes of the City shall be approved. All structures inspected by the City which shall not conform to the Building, Zoning, Fire and Housing Codes of the City shall be disapproved.

SECTION 4. All multiple housing units approved for habitation shall be issued a residency permit signed by the City Engineer of the City of Bloomington, Indiana. The owners

of all multiple housing units disapproved for habitation shall be notified in writing of such disapproval with the reason for such disapproval specifically stated in such notice.

Any notice of such disapproval sent to the address listed upon the tax duplicate of such property in the Auditor's Office of Monroe County shall be sufficiently addressed.

SECTION 5. In the event any structure shall be inspected and shall not be approved for human habitation after such inspection and shall at the time of such inspection be inhabited, such structure shall be vacated within thirty days of the notice of disapproval of such structure for human habitation, unless within such thirty days the owner of such structure shall have corrected all defects and omissions of which such owner is notified by the City. In the event that any building shall be found to be in such a condition as to render it unsafe or dangerous to persons occupying it or to be so unsanitary or so infested with disease as to cause or threaten a serious hazard to the public health or the general welfare in the locality of such building or to be so used or in such a condition that its continued use would constitute a dangerous health hazard or endanger life or property if allowed to continue, then such building may be ordered vacated by the Department of Redevelopment in such lesser time than thirty days, as such Department may deem proper under the circumstances.

SECTION 6. Any multiple housing unit not approved for habitation shall be reinspected by the City at the request of any owner, after such owner shall have effected those corrections and additions required by the City as a result of any previous inspection, and upon such reinspection such multiple housing

unit shall be either approved or disapproved for residency.

SECTION 7. It shall be unlawful for any owner of any multiple housing unit not approved for habitation to allow or permit others to reside therein beyond the time such structure is ordered vacated by the Department of Redevelopment as hereinabove set forth, so long as the reason for such non-approval continues to exist; and, in the event the owner of any such unit shall allow others to reside therein, such building shall be condemned by the City as unfit for human habitation and notice of such condemnation shall be posted at each entrance to such structure. Any owner allowing persons to reside in any structure so condemned shall be liable for the payment of a penalty of not less than Three Hundred Dollars (\$300.00) for such breach of this ordinance.

SECTION 8. Any person removing notice of such condemnation as posted by the City shall have breached this ordinance and shall be liable for a penalty up to Three Hundred Dollars (\$300.00).

SECTION 9. After the 1st day of January, 1973, all multiple dwelling structures shall be inspected within a period of not more than two years from the previous inspection.

SECTION 10. After the 1st of August, 1972, no owner of real estate within the City shall use such real estate for the purpose of erecting or maintaining a multiple housing structure thereon without first registering such property with the Department of Redevelopment of the City. Such registration shall be effected by furnishing to the Department of Redevelopment upon a form furnished by such Department, the following information:

- a. Name of owner.
- b. Address of owner.
- c. Street address of property.
- d. Nature of multiple housing use to which property shall or will be put.

SECTION 11. This ordinance shall be in full force and effect from and after its passage, promulgation and publication in accordance with the law.

Passed and adopted by the Common Council of the City of Bloomington, Indiana, on the 18th day of November, 1971.

Ralph L. Johnson
Ralph L. Johnson, Council President

ATTEST:

Marian H. Tardy
Marian H. Tardy, City Clerk

Presented by me to the Mayor of the City of Bloomington upon the 24th day of November, 1971, at the hour of 10:30 o'clock a.m.

Marian H. Tardy
Marian H. Tardy, City Clerk

This ordinance approved and signed by me upon the 24th day of Nov., 1971, at the hour of 1:30 o'clock P.m.

John H. Hooker, Jr.
John H. Hooker, Jr., Mayor

INTRODUCED BY:

REFERRED TO COUNCIL COMMITTEE:

APPROVED AS TO LEGALITY:

James R. Cotner
James R. Cotner, City Attorney