

Village of Pinckney Ordinance No. ____

RENTAL HOUSING HEALTH AND SAFETY ORDINANCE

AN ORDINANCE to ensure the health, safety, and welfare of tenants by establishing minimum habitability standards for rental housing, requiring registration and inspection of rental properties, and providing procedures for reporting and addressing unsafe living conditions.

Section 1. Purpose and Intent

In order to protect the health, safety and welfare of residents and adjacent neighborhoods, the Village requires registration and inspection of all residential rental units to enforce minimum habitability standards and preserve quality of life.

Section 2. Definitions

“Rental Property” means any building, dwelling unit, or part thereof leased or rented to a tenant for residential occupancy.

“Landlord” means the owner, lessor, or person(s) responsible for the management of a rental property.

“Habitability Violation” includes, but is not limited to:

- - Lack of safe and operable heating, plumbing, water, or electrical systems;
- - Structural deterioration or leaks;
- - Nonfunctional or absent HVAC systems;
- - Infestation or unsanitary conditions caused by property neglect.

Section 3. Minimum Housing Standards

A. Heating and Cooling

- - Furnaces must provide heat of at least 68°F from October 1 to April 30.
- - Air conditioning (if provided) must be in operable condition from May 1 to September 30.

B. Water and Plumbing

- - Hot and cold running water must be available in kitchens and bathrooms.
- - Plumbing fixtures must be leak-free and sanitary.

C. Electrical and Structural

- - All electrical outlets, wiring, and fixtures must be safe and functional.

- - The structure must be free from leaks, mold, major cracks, or broken windows.

D. Emergency Maintenance

- - Landlords must respond to emergency maintenance issues within:
- - 24 hours for heat, water, sewage, electrical, or life/safety risks.
- - 48 hours for all other critical repairs.

Section 4. Rental Property Registration & Licensing

A. Registration Required

- - All landlords must register each rental property with the Village Clerk within 90 days of ordinance adoption.
- - New ownership or property transfers must be updated within 30 days.

B. License Required

- - Rental properties shall be inspected and issued a Rental License every 3 years.
- - Inspection scheduling notice shall be provided at least 30 days in advance; landlords may reschedule with 10 days' notice.

C. Local Agent Requirement

- - Property owners residing more than 30 miles away must designate a local agent authorized to respond to violations and attend inspections.

D. Denial, Suspension, or Revocation of License

- - A license may be denied, suspended, or revoked for:
- - Refusal to permit inspection;
- - Repeated or unresolved habitability violations;
- - Unpaid fines related to code violations.

Section 5. Inspection Standards

- - All inspections shall utilize a standardized checklist based on the International Property Maintenance Code (IPMC).
- - Units in compliance shall receive a Certificate of Compliance valid for 3 years.
- - Violations must be corrected within 30 days, subject to re-inspection.

Section 6. Habitability Complaint Process

A. Filing a Complaint

- - Tenants may submit a complaint via a written or online form provided by the Village.

- - Tenants may remain anonymous if they choose.

B. Village Inspection and Enforcement

- - The Village shall inspect the property within 7 business days of receiving a complaint.
- - If violations are found, a written notice shall be issued to the landlord.

C. Enforcement and Penalties

- - Landlords failing to comply with repair orders may be fined up to \$500 per day, per violation.
- - Continued non-compliance may result in license suspension and court enforcement.

Section 7. Appeals

Landlords may appeal a notice of violation, license denial, or suspension within 10 business days.

Appeals shall be reviewed by a Housing Appeals Board appointed by the Village Council.

Section 8. Fees

- - Registration, inspection, and re-inspection fees shall be established by Village Council resolution.
- - Complaint-based inspections may incur additional fees if violations are confirmed.

Section 9. Severability

If any section or provision of this ordinance is found to be unlawful, such invalidation shall not affect the remaining provisions.

Section 10. Effective Date

This ordinance shall take effect upon publication and adoption as required by law.