

Legistar ID No.:

AGENDA REQUEST FORM

FOR: Council Meeting of <sup>August 4, 2020</sup> ~~July 21, 2020~~

FROM: Council Member Teresa Turk

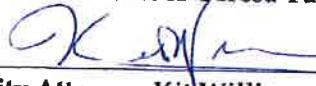
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND CHAPTER 120: REAL ESTATE SALE AND LEASING REGULATIONS BY ENACTING §120.02 LANDLORD'S REPRESENTATIVE REGISTRY TO REQUIRE ALL LANDLORDS LEASING MORE THAN TWO RESIDENTIAL PROPERTIES TO PROVIDE ACCURATE CONTACT INFORMATION

APPROVED FOR AGENDA:

  
Council Member Teresa Turk

7/2/2020  
Date

  
City Attorney Kit Williams  
Approved as to form

7/2/2020  
Date



DEPARTMENTAL CORRESPONDENCE



OFFICE OF THE CITY ATTORNEY

TO: Mayor Jordan City Council

CC: Susan Norton, Chief of Staff Garner Stoll, Development Services Director

FROM: Kit Williams, City Attorney

[Handwritten signature of Kit Williams]

DATE: July 6, 2020

RE: Proposed Landlord’s Representative Registry

Kit Williams City Attorney
Blake Pennington Assistant City Attorney
Jodi Batker Paralegal

Council Member Teresa Turk has received complaints or inquiries from her constituents who have had difficulty locating contact information for landlords. Neighbors and even tenants sometimes need to speak to an actual person who is either a landlord or at least the landlord’s representative about tenant or neighborhood concerns. If the property is owned by a LLC, corporation or trust, exactly who can speak for the owner of the land can be difficult to ascertain.

To solve this problem, Council Member Turk has proposed we initiate a Landlord’s Representative Registry for all owners who rent or lease more than two residential properties. Short-term rental properties will not be included within this Registry. Hopefully obtaining the information: full name, mailing address, email address and telephone number of the local landlord or representative will be made easier because all such entities are currently required to obtain a business license which includes some of the required information. A landlord can renew its business license and register its representative at the same time. Council Member Turk’s ordinance states:

“(C) The City shall supply a free Landlord’s Representative Registry through the Planning Department and offer such registry outline for easy access by tenants and the public.”

The Planning Department has reviewed Council Member Turk’s proposed ordinance and after some modifications now supports this proposal.

**CHAPTER 120: REAL ESTATE SALE AND LEASING REGULATIONS**

**Sections:**

120.01 Zoning Disclosure Requirements For Sale Or Lease Of Residential Property

**120.01 Zoning Disclosure Requirements For Sale Or Lease Of Residential Property**

- (A) The owner of any real property located within a residential zoning district shall be required to disclose to any buyer or tenant of that property the zoning classification of that property and the occupancy limits as set forth in §151.01 under the definition of "family." The buyer or tenant shall acknowledge in writing the zoning disclosure.
- (B) This requirement shall not apply to any of the following:
  - (1) A transfer, lease or rental undertaken pursuant to a court order;
  - (2) A transfer, lease or rental between spouses resulting from a judgment of dissolution of marriage, legal separation, or property settlement agreement incidental to such judgment; or
  - (3) A transfer, lease, rental or exchange to or from any governmental or public educational entity."

(Ord. No. 5731, 12-16-14)

Current Law

Insert 120.02 HERE