

ORDINANCE NO. 393 (11/28/2023)

AN ORDINANCE OF THE CITY OF TAYLOR MILL, IN KENTON COUNTY, KENTUCKY CREATING A RENTAL REGISTRY TO ASSIST THE CITY WITH NOTIFICATIONS OF LANDLORDS

WHEREAS, the City of Taylor Mill has extensive rental property; and

WHEREAS, the City continues to have issues notifying owners of real estate regarding issues related to their tenants.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAYLOR MILL, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

(Strikethrough portions are to be deleted; underlined portions are to be added as required by KRS 83A.060(3))

SECTION 1.0 – PURPOSE

The purpose of this chapter is to regulate the residential rental business in the city for the promotion of the health, safety and welfare of the tenants and neighborhoods of residential units for rent and also the general public.

SECTION 2.0 – DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPLICABLE PROPERTY MAINTENANCE LAWS. The Kentucky Building Code and the Kentucky Standards of Safety and Section 93 (Nuisances) of the Taylor Mill Code of Ordinances and the following codes that the city has adopted by reference:

- (1) The International Property Maintenance Code.
- (2) The National Fire Protection Association 1: Fire Code (NFPA 1: Fire Code).
- (3) The Kentucky Residential Code, all as amended from time to time.
- (4) The Kentucky Standards of Safety:
- (5) The Kentucky Building Code.
- (6) The Taylor Mill Nuisance Code (Section 93 of the Taylor Mill Code of Ordinances; and
- (7) Any subsequent amendments thereto to divisions (1) through (6) above.

CITY. The City of Taylor Mill, in Kenton County, Kentucky.

CODES ENFORCEMENT OFFICER. Have the same meaning as that provided in KRS 65.8805.

EVERYBODY. Every human being, or any combination thereof in the form of a partnership, corporation, joint venture, unincorporated association or otherwise.

LANDLORD. The owner of a residential rental unit who offers to or actually lets, leases, or rents it to others for use as a separate residence.

TENANT. A person who uses a residential rental unit owned by others as a residence.

SECTION 3.0 – CREATION OF RENTAL REGISTRY

Requirements: Everybody who is engaged in the residential rental business in the city shall always:

(A) Obtain and maintain both:

- (1) A Taylor Mill business regulatory license pursuant to the provisions of Section 110 of the Taylor Mill Code of Ordinances, as previously enacted and amended from time to time; and
- (2) Register each of their residential buildings in the city with the office of the City Clerk. The registry shall include:
 - a) the mailing address of each building owned by the landlord (property owner),
 - b) the landlord (property owner's) names and their business name,
 - c) the landlord (property owner's) residential and business address,
 - d) the landlord (property owner's) business email address,
 - e) the landlord (property owner's) telephone number both mobile and landline if applicable, and provide a local emergency contact person's name, address, email address, 24/seven telephone number.

All information shall be updated once every 12 months or whenever a change occurs.

(B) Comply with the Applicable Property Maintenance laws as set forth in Section 2.0 herein, in addition to maintaining a clean, safe, and sanitary condition, free of all obvious defects and dangerous conditions.

SECTION 4.0 – PROPERTY EXEMPT

Exempt from the provisions of this chapter are nonresidential units in hotels and motels and a separate residential rental unit in an owner-occupied residence that is the principal and primary residence of that owner and includes no other residential rental unit.

SECTION 5.0 – ADMINISTRATIVE PROVISIONS

The provisions of this chapter shall be administered and enforced by the City Administrative Officer, who is hereby authorized to promulgate any additional

administrative regulations in regard thereto which are not inconsistent with the provisions of this chapter or any state statute, or any other chapter of the city.

SECTION 6.0 – PENALTY

Each separate violation of any provision of this Ordinance is hereby classified as a civil offense, for which the maximum civil fine that may be imposed for each separate violation of this chapter, in a 12-month period, is hereby established at \$100 for a first violation, \$250 for a second occurrence of the same violation and \$500 for the third and each subsequent occurrence of the same violation plus the costs of collection, including, without limitation, court costs and attorney fees.

SECTION 7.0 - PROVISIONS SEVERABLE

Should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, or for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

SECTION 8.0 - CONFLICTING ORDINANCES REPEALED

Ordinances 297 and 373 and all other ordinances or parts or ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

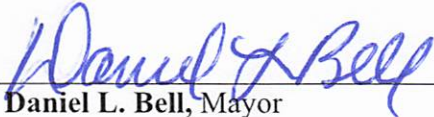
SECTION 9.0 - EFFECTIVE DATE

That this Ordinance shall take effect and be in full force when passed, published, and recorded according to the law.

SECTION 10.0 - PUBLICATION

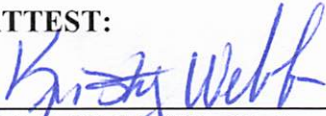
This ordinance shall be published in full pursuant to K.R.S. 83A.060 (9).

APPROVED:


Daniel L. Bell, Mayor


Date

ATTEST:



Kristy Webb, City Clerk

First Reading: 11/08/2023

Second Reading: 11/28/2023

Publication: _____