

PROPOSED
RENTAL INSPECTION PROGRAM

COMMUNITY MEETING PRESENTATION

THURSDAY, JANUARY 19TH, 2023



HISTORY & PURPOSE

- A Rental Inspection Program was proposed in 2019.
- The City Council at the time chose to only proceed with a Rental/Landlord Licensing requirement.
- The number of rental units has increased significantly in Belton, with over 1,000 units that are planned or anticipated to be rentals permitted over the past 3 years.
- The purpose of a rental inspection program is to protect the health, safety, and welfare of residents in rental dwelling units.
- ***The proposed program is based off of the proposed 2019 program and is subject to change based on community feedback, best practices from other communities in the metro area, recommendations of the Code Enforcement Advisory Committee, and final decisions from the City Council.***

PROPOSED PROGRAM

- Inspections required every 2 years.
- Inspections will be performed by third party inspectors (qualifications to be reviewed by City staff through Request for Qualifications process).
- Inspections required for all units and common areas, except for larger buildings (5+ units), which will require 1 unit to be inspected for buildings with 5-10 units, and 10% of units in buildings with more than 10 units.
- There is a list of 9 general categories of items to be inspected, a majority of which are for safety purposes.
- If an inspection fails, the item(s) must be corrected and re-inspected before occupancy of the unit.

COMMUNITY COMPARISONS

- The proposed program mostly closely aligns with **INDEPENDENCE'S** program, established in 2017.
- Other communities in the metro with similar programs, include:
 - **GRANDVIEW**
 - **HARRISONVILLE**
 - **NORTH KANSAS CITY**
 - **RAYTOWN**
- Based on a review of other programs, Belton's proposed program includes inspections of common items of concern and is generally interior focused. Most exterior items can already be addressed through the Property Maintenance Code.

ITEMS STILL IN REVIEW

City staff is still reviewing the following items and will have more details in the future:

- Rental inspection fees
(this will largely depend on who will conduct inspections)
- Inspections for MHDC or HUD-supported properties
- Any other changes to landlord licensing/registration and associated fees

PUBLIC PARTICIPATION

- If you haven't done so already, please take the online community survey. The survey closes Sunday, January 29, 2023.
- Comment cards have been provided this evening.
- If you would like to receive updates on the program, please leave your email address on the sign-in sheet. Status updates will be emailed out periodically as program details evolve.
- The items proposed are not finalized and subject to change. Our goal is to develop a program that best fits the community and balances the interest of all.

NEXT STEPS

- Staff will prepare a draft of the program and ordinance.
- The Code Enforcement Advisory Committee will review and make a recommendation (with any modifications) to the City Council.
- The City Council will review and consider the program and ordinance.
- If adopted, the program is projected to be effective October 1, 2023.
- Current licenses must be renewed by September 30, 2023, therefore, all current licenses that are renewed on time will not be subject to inspection requirements until the 2024 renewal year.

THANK YOU!

Thank you for attending this evening's meeting!



Community Survey



Rental Inspection Handout