



Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant.

Date: January 5, 2016
Memo To: Lou Jearls, Director of Public Works
Thru: Phil Lum, Building Commissioner
From: Dianne Lehmann
Subject: Rental License Ordinance Proposed Change

The following is a proposal to amend the current rental license ordinance:

Our biggest challenge with rental property is to notify and assist owners and management companies with problems and /or violations for the properties they represent. This proposal will better provide the information needed by City staff to contact the responsible person for every individual rental property located within the City, better equip staff and provide funding to help manage this process.

1. **Increase the current rental license fee commensurate with other cities.** Increase fees from \$15.00 per owner to \$50.00 per unit. An increase in fees would help offset the expense that the city has encumbered managing the number of rental properties we have (approximately 7000). A sampling of what other major cities have done to better manage the influx of rental property is attached. Fees for renting property in other cities are in the range of \$50.00-\$80.00 (*see attached).
2. **Change the structure of our current rental license to assess a fee for each individual property unit.** Currently a \$15.00 fee is assessed per "property owner" not per "individual property unit". This change would assist clerical staff in identifying owner and management information for each individual rental property.

3. **Require an inspection of all rental property that has an ownership change.** When we have ownership changes with rental property a new inspection should be conducted. This will give the new owner and the city an opportunity to review the conditions of that property. (One of our larger property-owners has recently sold his properties to several different people. In addition 3 of our larger apartment complexes are changing ownership. These combined sales will effect approximately 1100 residents.)
4. **Require approval by the owner or manager of any changes to an occupancy permit.** A letter of approval must accompany any changes or updates to the occupancy of a rental property. This will provide accurate information to the owner of all changes to the people that live at the property. – **(Already implemented with noticeable results)**
5. Processing the new rental license has been extremely time consuming but has proven to provide us with the necessary information needed. Under this proposal, rental license revenue will increase to help to offset some of the expense incurred.

Advantages to this proposal:

6. Helps to offset the expense the city has incurred managing the growing number of rental properties
7. Requires the owner of a property to inform the Public Works Department, by the requirement of a new application, when new properties are purchased for rental use. Under the current procedure owners have one rental license that is inclusive for all property they own, therefore, an owner can add properties without requiring a new license.
8. Requiring individual licenses makes the owner responsible for completing all application information regarding management companies for each individual property application. Currently, different managers are responsible for different properties even though they may be owned by the same owner.
9. Property owners shall notify the City if a property is no longer a rental thus saving them the annual license fee.
10. Property owners that own properties under a different LLC are required to give all contact information for the LLC. The City obtains current and correct contact information needed to better identify responsibly parties for each property.

11. Currently we have approximately 7000 rental properties, 3500 single family properties and 3500 multifamily or apartments. These numbers have grown significantly over the past 5 years and only continue to escalate. This proposal gives the City better control of identifying responsible parties keeping information current.
12. The Police Department has stated that the majority of our crime is coming from transient residents and they are making a commitment to the city with additional Police enforcement. This requires the expense of police officers working with health and public works. Under this proposal rental license revenue should increase to cover some of the expenses incurred.

PROPOSED FEE

A total of 1475 rental licenses were issued in 2015 generated a total of \$22,125.00. Keep in mind that our current ordinance is \$15.00 per owner NOT per unit.

A change in ordinance to \$50.00 per unit (approximately 7000 rental units) would generate a total of approximately \$350,000.00.

Apartment Information

Aspen Woods Apartments
2990 Santiago Dr. 63033
Ward 9 Total # of units 452

Charbonier Apartments
1905 Charbonier Rd. 63031
Ward 2 Total # of units 42

Charbonier Manor
721 Rosetta Dr. 63031
Ward 3 Total # of units 72

Cross Keys Apartments
3209 Cross Keys Dr. 63033
Ward 9 Total # 264

Delrado Apartments
680 Mescalero Ct 63031
Ward 3 Total # of units 119

Desmet Retirement Community
1425 N New Florissant 63033
Ward 6 Total # of units 90

Diane Marie Apartments
309 Rue St. Francois 63031
Ward 6 Total # of units 16

Grandview Gardens Apartments
1500 S. Waterford 63033
Ward 7 Total # of units 424

Kensington Square Apartments
2100 N New Florissant Rd 63033
Ward 6 Total # of units 510

Pelican Cove
2121 Flordawn 63031
Ward 2 Total # of units 402

Quick Drive Apts
Ward 5 Total # of units 20

Reeb Lane Apts.
Ward 5 Total # of units 38
Ridgelawn Apts.
Ward 5 Total # of units 12

River Chase Apts.
2280 Keeven 63031
Ward 3 Total # of units 418

St. Catherine Apts.
3350 St. Catherine
Ward 8 Total # of units 86

St. Denis Apts.
20 Chandler Ct 63031
Ward 6 Total # of units 58

St. Patrick Apts.
555 Bluff Parks Dr 63031
Ward 2 Total # of units 210

Stonebridge Townhomes
1456 Stonebury 63033
Ward 7 Total # of units 100

Waterford Square Apts
650 Waterford 63033
Ward 8 Total # of units 160

Cross Keys Place
3100 Cross Keys Place Dr.
Ward 9 Total # of units 264

Meadow Park Apts
Bruce Drive 63031
Ward 3 Total # of units 128

Columbia

Inspection for rental only

Rental License \$86.00

Apartments \$60.00

(Single Family unit every 3 years)

(Apartments XX per building and \$26.00 per unit

Within building every 3 years)

Edwardsville

Inspection 00

Rental License (Registration)

Single Family Unit annually \$40.00

Duplex unit annually \$60.00

Multi-family or apartment (3 or more)
per unit annually \$25.00

St. Charles

Inspection \$50.00 for Rental Only

St. Peters

Inspection \$50.00 for Rental Only 1 unit unoccupied
\$45.00 for Rental Only 2 units unoccupied
\$40.00 for Rental Only 3 or more unoccupied
\$25.00 for Rental if inspected less than 1 year
\$100.00 for Rental if occupied

Berkeley

Inspections \$100.00 Single family & apartments

Rental License \$25.00 Per Unit annually