

Introduced by Buffaloe  
First Reading 7-15-24 Second Reading 8-5-24  
Third Reading 8-19-24  
Ordinance No. 025734 Council Bill No. B 167-24

**AN ORDINANCE**

amending Chapter 22 of the City Code as it relates to Rental Unit Conservation Law provisions, and fees and charges; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 22 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 22-187. Procedure for issuance of certificate.

- (a) The following provisions shall apply to long-term rental units:
  - (1) *Inspection prerequisite.* The director shall make an inspection of the dwelling or dwellings for which a satisfactorily completed and executed application for a certificate of compliance is filed. Such inspection shall be made pursuant to consent or a search warrant issued under the provisions of section 22-189 of this article. No person shall be prosecuted for a violation of this article prior to inspection of the dwelling or dwellings for which an application for a certificate of compliance has been filed, provided that such application is satisfactorily completed and executed and is filed prior to the date when the applicant must obtain or renew the certificate of compliance.
  - (2) *Inspection of each unit.* An inspection shall be required for each dwelling or rooming unit sought to be licensed, provided that the director, upon written request by the applicant, may determine by random sampling of at least thirty (30) percent of the dwelling or rooming units, whether a multi-family dwelling complex-an apartment house or rooming house containing more than thirty (30) dwelling or rooming units where all units are located on a single or adjacent lots and have a common owner complies with the provisions of chapters 6, 9 (article II), 22, 24 and 29 of this Code, provided that those units inspected must be representative of the various types and location of units in the dwelling and further that all units for which a violation complaint has been received shall be inspected.

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Sec. 22-188. Fees and charges.

(a) In order to defray the costs incident to the administration of this article, the following fees shall be required to be paid for the inspection and shall be nonrefundable:

(a-1) There shall be a combined application and inspection fee as set forth below  
The following fees shall apply to long-term rental units:

a. Single-family dwelling: One hundred thirty dollars (\$130.00);

b. Two-family dwelling (also known as a "duplex"): One hundred ninety-five dollars (\$195.00);

c. Multi-family dwelling, up to and including 30 units: Seventy dollars (\$70.00) per unit; and

d. Multi-family Dwelling, greater than 30 units: Fifty dollars (\$50.00) per unit.

(2) If required, there shall be an additional reinspection fee of seventy dollars (\$70.00) per dwelling unit.

(3) If required, there shall be an additional fee of forty dollars (\$40.00) to be assessed when owner or owner's representative fails to meet with inspector at scheduled appointment time.

~~(1) There shall be an application fee of sixty dollars (\$60.00) per building for each application for a certificate of compliance.~~

~~(2) There shall, in addition, be an inspection fee of twenty-six dollars (\$26.00) per dwelling unit or rooming unit, as the case may be, covered by each certificate of compliance.~~

~~(3) There shall, in addition, be a reinspection fee of forty-three dollars (\$43.00) per unit.~~

~~(4) There shall, in addition, be a fee of thirty-four dollars (\$34.00) to be assessed when owner or owner's representative fails to meet with inspector at scheduled appointment time.~~

(b) The following fees shall apply to short-term rental units:

- (1) There shall be a combined an application and inspection fee of one hundred thirty dollars (\$130.00) ~~sixty dollars (\$60.00)~~ for each application for a ~~certificate of compliance~~ for a short-term rental unit.
- (2) ~~In addition, there shall be an inspection fee of twenty-six dollars (\$26.00) for the inspection of a short-term rental unit.~~
- (~~3~~-2) If required, there shall be an additional reinspection fee of ~~forty-three dollars (\$43.00)~~ seventy dollars (\$70.00) per dwelling unit.
- (~~4~~-3) If required, there shall be an additional fee of ~~thirty-four dollars (\$34.00)~~ forty dollars (\$40.00) to be assessed when owner or owner's representative fails to meet with inspector at scheduled appointment time.

(c) In addition to inspection upon application or complaint, units may be inspected at the request of the owner for which an inspection service charge of ~~fifteen dollars (\$15.00)~~ seventy dollars (\$70.00) shall be charged. The inspector shall provide the owner with a written summary of the findings of the inspection, provided that such an inspection shall extend only to matters regulated under the provisions of these ordinances and shall not extend to the condition of items of personal property or to fixtures, the condition of which is not addressed by city codes.

(d) In the event that a unit for which an unexpired certificate of compliance has been issued is inspected pursuant to a complaint, the person making the complaint shall pay a fifteen dollar (\$15.00) inspection service charge if the unit is not found to be in violation of any ordinance.

(e) In the event fees due and payable under this section remain outstanding for a period of sixty (60) days, the account may be submitted to a collection agency for collection. All such collection costs, including but not limited to court costs and attorney fees, shall be paid by the debtor.

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Sec. 22-191. Duration of certificates; renewal.

- (a) The following provisions shall apply to long-term rental units:
  - (1) A certificate of compliance issued pursuant to this article, except for a certificate of use conditioned on compliance or a provisional certificate of compliance, shall be effective for ~~three (3)~~ five (5) years from the expiration date of the current certificate at time of application or, if no certificate existed at time of application, from its date of issue, unless sooner revoked, or unless extended by the director under the procedures established in paragraph (2) herein, or unless title or ownership of the property or any portion of the dwelling changes. Such certificate of compliance shall be

renewable every five (5) years triennially upon forms supplied by the director in accordance with the procedures for obtaining a certificate of compliance set forth herein. Initial certificates shall be issued for new structures in conjunction with issuance of occupancy permits; inspection for the purposes of determining compliance with the building code shall satisfy the inspection provisions of this article.

- (2) ~~The director may, upon written application of the operator and payment of a forty three dollars (\$43.00) fee per building, extend a current certificate of compliance for a period not to exceed three (3) years without further inspection, if the apartment house, rooming house, two family dwelling, single rental unit for which the certificate of compliance is issued had no violations for the past three (3) years.~~
- (3-2) A provisional certificate of compliance shall be effective for one (1) year from the date of issue unless sooner revoked, or unless title or ownership of the property or any portion of the dwelling changes.
- (b) The following provisions shall apply to short-term rental units:
  - (1) A short-term rental certificate of compliance issued pursuant to this article shall be effective for five (5) ~~three (3)~~ years from its date of issue, unless sooner revoked or the registrant no longer has authority to maintain the unit as a short-term rental. ~~Such certificate may be extended by the director under the procedures established in this article.~~ Such short-term rental certificate of compliance shall be renewable every five (5) years triennially upon forms supplied by the director in accordance with the procedures for obtaining a short-term rental certificate of compliance set forth herein. The director may authorize a new structure which obtained an initial certificate of occupancy within three (3) years prior to submitting a registration application for use as a short-term rental to utilize the building inspection for the new structure to determine compliance with the inspection provisions of this article.
  - (2) ~~The director may, upon written application of the registrant and accompanied by payment of a renewal application fee of forty three dollars (\$43.00), extend a current short-term rental certificate of compliance for a period not to exceed three (3) years without further inspection, provided that the dwelling for which the short-term rental certificate of compliance was issued has not been the subject of any known complaints or violations of this article within the prior three (3) years.~~

Sec. 22-192. Transfer of ownership.

- (a) The following provisions shall apply to long-term rental units:

- (1) Upon the transfer of record, legal title of any dwelling or portion thereof which has a certificate of compliance or a provisional certificate of compliance, the transferee shall either:
  - a. Apply for a new certificate of compliance or a provisional certificate of compliance and pay all fees pursuant to this article; or
  - b. Apply to transfer an existing certificate as provided in this section.
- (2) ~~If the transfer of title occurs within eighteen (18) months of the last satisfactory city rental inspection, and if there have been no complaints regarding the property, the~~ The transferee may cause an existing certificate to be transferred for the unexpired portion of the term for which it was issued upon making written application to the housing and neighborhood services department, on forms to be supplied by the city, within ~~fifteen (15)~~ ninety (90) days from the date of the transfer of title and upon payment of a ~~ten dollar (\$10.00)~~ fifteen dollar (\$15.00) transfer fee per building. The application for transfer shall contain the same information and be in the same form as required for an original application. A transferred certificate of compliance shall not be extended beyond the original expiration date without further inspection.
- (3) Nothing contained in this section shall affect the validity of any sale, transfer or disposition of any interest in real property.

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SECTION 2. This ordinance shall be in full force and effect from and after January 1, 2025.

PASSED this 19th day of August, 2024.

ATTEST:

  
 \_\_\_\_\_  
 City Clerk

  
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 Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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 City Counselor