

Staff Report

RENTAL HOUSING FEE ADOPTION

March 6, 2018

BACKGROUND:

Rental housing registration fees have historically been established by the City Council in March. The fees are then billed in May to property owners with rental housing owned during the current fiscal year in accordance with the amended budget (in this case, July 1, 2017, to June 30, 2018).

This process differs from other City departments, where fees are taken to the City Council for approval in May for fees that will take effect the following fiscal year. In an effort to reduce confusion, staff suggested a change in the process. To successfully accomplish this change, the Council is being asked to approve the fee resolution for FY 2017/18 (Attachment 1) which will be sent to property owners in May 2018 as well as the fee resolution for FY 2018/19 (Attachment 2) which will be sent to property owners in May 2019.

STAFF COMMENTS:

If the City Council takes action to simultaneously approve both Resolutions, it will establish consistency comparable to other City departments. Thus, in May 2019, along with all of the other City's fees, staff will bring recommended Rental Housing Registration fees to take effect in the next fiscal year (in this case July 1, 2019 to June 30, 2020). It should be noted that this process will only change the timing for fee adoption and approval, and in no way changes the customer billing schedule which occurs in May of each fiscal year.

As you will recall, during the March 13th budget Wrap-Up/Council Meeting, staff presented the new fee structure to help cover the costs of the additional authorized Housing Inspector FTE. Therefore, the Resolution in Attachment 2 establishes fees for FY 2018/19, which represent a 1.7% increase for all types of units, with 2/3 of the costs for the additional inspection position distributed to one- or two-family housing, and the remaining 1/3 of the costs allocated to the remaining types of units.

RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.300, Ames Municipal Code:

A. Multi-family Dwellings.

| | |
|----------------------------|-------------------|
| Three-Six Apartments | \$24.53/apartment |
| Seven to Twenty Apartments | \$23.75/apartment |
| Over Twenty Apartments | \$21.68/apartment |

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

B. Lodging House and Boarding House. A fee of twenty-four dollars (\$24.00) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.

C. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per rental room, due and payable within 30 days of date of notice each year, is hereby established for single family dwellings with rooms to rent.

D. One- or Two-Family Rental Housing. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for single family dwellings and twenty-four dollars and ninety-four cents (\$24.94) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.

E. Special Request Inspection. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.

F. Reinspection Fee. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for a reinspection after one free reinspection, is hereby established.

G. Appeals and Hearings. For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty dollars and thirty-four cents (\$80.34) shall be charged to defray the costs thereof.

H. Condominiums. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after April 1, 2018.

Adopted this _____ day of _____, 2018.

Diane R. Voss, City Clerk

John A. Haila, Mayor

RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.300, Ames Municipal Code:

A. Multi-family Dwellings.

| | |
|----------------------------|-------------------|
| Three-Six Apartments | \$27.50/apartment |
| Seven to Twenty Apartments | \$26.70/apartment |
| Over Twenty Apartments | \$24.30/apartment |

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

- B. Lodging House and Boarding House.** A fee of twenty-seven dollars (\$27.00) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.
- C. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner.** A fee of forty-eight dollars and seventy-seven cents (\$48.77) per rental room, due and payable within 30 days of date of notice each year, is hereby established for single family dwellings with rooms to rent.
- D. One- or Two-Family Rental Housing.** A fee of forty-eight dollars and seventy-seven cents (\$48.77) per unit for single family dwellings and forty-one dollars and forty cents (\$41.40) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.
- E. Special Request Inspection.** A fee of fifty-four dollars and forty-seven cents (\$54.47) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.
- F. Reinspection Fee.** A fee of fifty-four dollars and forty-seven cents (\$54.47) per dwelling unit for a reinspection after one free reinspection, is hereby established.
- G. Appeals and Hearings.** For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty-one dollars and seventy cents (\$81.70) shall be charged to defray the costs thereof.

H. Condominiums. A fee of thirty-three dollars and five cents (\$33.05) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after July 1, 2018.

Adopted this _____ day of _____, 2018.

Diane R. Voss, City Clerk

John A. Haila, Mayor