**Ordinance 571**

An ordinance establishing guidelines for property and home inspections.

Updating Ordinance Chapter XV

15-111.

1. Home/property inspection to follow established criteria adopted by city ordinance.
2. Inspection cost to the property owner shall be $100.00, made payable to city.
3. Private party inspector contracted by city shall be sole inspector.
4. Inspector shall receive the $100.00 fee collected by city for the inspection.
5. Failed first inspection causing return inspections, fee shall be $50.00 for each re-inspection paid by owner to city. Inspector shall receive the $50.00 fee for each re-inspection collected by the city.
6. Utilities shall not be turned on until a complete property inspection has been certified by inspector.
7. Utilities may be turned on for a temporary basis of 14 days while waiting for the home inspection company to perform required inspections under Section 8 (A-C). After inspection, at the sole discretion of the home inspection company, the temporary basis on which the utilities are turned on may be extended by 14 days to allow required repairs or violations to be completed or fixed. If repairs or violations are not completed within the 14 day extension then all utilities shall be disconnected until violations are completed and signed off by home inspection company.
8. Any one of the following shall cause inspection for all properties/home.
9. Transfer of ownership.
10. Sale or purchase.
11. Change of tenant occupancy.
12. Tenant vacating the property.
13. Turn off of utilities for any reason regardless of owner or tenant change.
14. Fire requiring fire department to be called to property/home.
15. Code violations causing health, safety or danger to persons or animals.
16. Code violations deemed by city to be a nuisance.

9. Inspections shall not exceed two per calendar year per property/home.

10. Unpaid code violations shall be added to the city utility bill.

11. City Council can amend these amounts at any time by motion and changes will apply.

Passed and Approved by the Governing Body this 2nd day of April, 2018.

{Seal} \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mayor, Rick Dolley

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mindy Mages, City Clerk