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RENTAL PROPERTY INSPECTION EXEMPTIONS

- Regular inspections of each rental property shall be conducted every three (3) years by a designate of the City Administrator. Spot inspections may be conducted by City officials upon their observation of units which are obviously and substantially out of compliance. Any such inspections will be scheduled with the owner and/or operator of the units.
- Section 8 Inspections (also known as SIRHA inspections). Units which have been inspected and passed Section 8 rental requirements shall be deemed to have been regularly inspected and exempt from regular inspections for a period of three (3) years. It shall be the duty of the owner and/or operator of such rental units to provide proof of a Section 8 inspection to the City. **Registration and a fee of \$5 on Section 8 housing is required annually.**
- State-Inspected Properties. All properties required to be regularly inspected for health and safety standards by the State of Iowa, including but not limited to: Nursing homes, assisted living facilities, hotels, or bed and breakfast inns are exempt from regular inspections. Owners of properties claiming exemption under this provision must furnish a copy of the most recent state inspection report **if** requested by the City Administrator or designate to verify the exemption.
- Properties that qualify for the State of Iowa homestead property tax credit.
- Single-family homes or dwelling units occupied by lineal ascendants or descendants of the owner, as defined by Iowa Code Chapter 450.9.
- Single family homes or dwelling units owned by a trust, in which a trustee of the trust or beneficiary of the trust is living in the home or dwelling unit.
- Dwelling units within a Continuing Care Retirement Community zone as defined by Washington Code of Ordinances 165.14.

RENTAL PROPERTIES NEED TO APPLY FOR EXEMPTION AT CITY HALL.

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