



RENTAL INSPECTION DIVISION

Neighborhood Resource Center
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HOUSE BILL 2665 RENTAL PROPERTIES INSPECTION

The Unified Government of Wyandotte County/Kansas City Kansas opposes HB 2665. We have had a Rental License and Inspection Division for 20 years, and it has worked well for landlords, tenants and the community. Landlords are Business owners, this is a choice they have made to make a profit. When the division was first established in 1996 a lawsuit was filed that ultimately went to the Appellant Court where it was deemed as constitutional.

Our primary objective is to ensure the Life and Safety of the occupants, the owners and the surrounding community, inspections also help to preserve the value of the land and buildings throughout the city. Without inspections we would be faced with more fires due to faulty electrical systems, and more casualties since we could not check to see if smoke detectors were installed and working. There could be more Carbon Monoxide poisoning cases and possible casualties because furnace, and hot water tanks would not be checked. We recently had a case of deferred maintenance where the mold in an apartment complex cause us to order that they management hire a mold remediator to get rid of the Mold. The complex was occupied at the time

In a typical licensing inspection scenario, the landlord submits their license application and the property is scheduled for an inspection. At the time of the inspection an Authorization to Inspect is signed by the owner, manager and/or tenant of the property. And initial inspections takes around 20 minutes to complete on a single family home. The landlord is given a short amount of time to correct Life Safety violations and more time to remedy the other violations. Depending on the violations and the landlord it can take more time or less time to complete the inspection process. We work with the Landlords to get violations corrected.

Single family and those up to six units are on a 5 to 6 year rotation for inspections, multi-family 6 units or above are on a 2 to 3 year rotation for inspections. Landlords can request an inspection when the property becomes vacant if they wish.

Complaints are handled on an individual basis always notify the landlord of the complaint and to find out if the tenant notified them of a problem. It also lets us know if the tenants are being evicted.

The Unified Government of Wyandotte County/Kansas City Kansas falls under the Home Rule Amendment this was so local control could be made regarding decision such as this.

To impose this bill on the Unified Government would in affect wipe out a division that has been working well for the past 20 years. We collect minimal fees from the landlords to support the program so as not to be a burden on the local taxpayers, our efforts have contributed to the collection of a substantial amount of Real Estate Taxes from rental property. This is a well establish division with employees that have been with this division since 1996.

Because of these reasons and many, many more we strongly **oppose** House Bill 2665.

