

ORDINANCE NO. 2504

AN ORDINANCE to amend and reordain Sections 18-37, 18-38, 18-39 and 18-40, Article III, Chapter 18 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 18 relates to HOUSING STANDARDS, which Article III relates to RESIDENTIAL RENTAL PERMITS, which Section 18-37 relates to APPLICATIONS, which Section 18-38 relates to PERMIT PERIOD OF VALIDITY, which Section 18-39 relates to CONDITIONS FOR ISSUANCE OF PERMITS; INSPECTIONS OF DWELLINGS AND DWELLING UNITS and which Section 18-40 relates to FAILURE TO PASS INSPECTION.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 18-37, Article III, Chapter 18 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 18-37. Applications.

Applications for issuance or renewal of a residential rental permit shall be made by either the owner or his agent to the director on forms to be provided by the director.

A minimum fee of twenty dollars (\$20.00) or a fee of two dollars (\$2.00) per dwelling or dwelling unit for each dwelling or dwelling unit owned by the applicant and subject to the provisions of article III of this chapter, whichever is greater, shall be paid with the filing of the application.

It shall be unlawful for any person to knowingly make any false statements in any application for a residential rental permit.

All owners or their agents shall apply for a residential rental permit within sixty (60) days of the effective date of this article. Any owner or agent who has applied for a permit, or the renewal thereof, will be allowed to operate until the application can be processed, the inspections made pursuant to section 18-39 of this article and the application either approved or disapproved.

Section 2. That Section 18-38, Article III, Chapter 18 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 18-38. Permit period of validity.

A residential rental permit shall be valid for a term of one year from the date the application therefor was received by the director and shall be renewable on the anniversary date of that application.

In the event ownership of dwellings or dwelling units subject to this article is transferred, the new owner or his agent shall be required to make application for a new residential rental permit in accordance with this article.

Section 3. That Section 18-39, Article III, Chapter 18 of The Code of the City of Alexandria, Virginia, 1963, as

amended, be and the same hereby is amended and reordained to read as follows:

Sec. 18-39. Conditions for issuance of permits; inspections of dwellings and dwelling units.

Upon the making of a proper application for a residential rental permit by the owner or agent thereof, the director shall issue or renew the permit if the director determines that the dwelling or dwelling units for which the permit is sought and related premises are in compliance with the provisions of article II of this chapter and upon proof of payment of all fees required by this article.

To make such determination, the director shall inspect the dwelling or dwelling units including common areas and grounds under the same ownership. Dwellings or dwelling units inspected shall be selected on a random basis and in sufficient number to be fairly representative of the property or properties for which the permit is sought.

Inspections shall be conducted as provided in sections 18-19 of this chapter; provided, however, that in the case of occupied dwellings or dwelling units, consent of the occupant is required.

Section 4. That Section 18-40, Article III, Chapter 18 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 18-40. Failure to pass inspection.

If the director determines after inspection that any dwelling, dwelling unit, or any part of the premises related thereto fails to comply with the provisions of article II of this chapter, a written list of the violation or violations shall be given to the applicant. The director or his authorized representative shall make himself available for a reinspection within a reasonable period of time. If further reinspections are required after the first reinspection, the applicant shall pay a fee of five dollars (\$5.00) for each reinspection visit to each dwelling, dwelling unit or any part of the premises related thereto to be reinspected.

The decision of the director to disapprove an application for a residential rental permit may be appealed by the applicant in accordance with sections 18-25 and 18-26 of this chapter. In the event the director disapproves an application and an appeal is noted in accordance with sections 18-25 and 18-26 of this chapter by the applicant, such disapproval shall be stayed until such appeal has been completed.

Section 5. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting.

This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 25, 1980