

Keokuk Co Recorder
Dawn T. Goldman
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EORD ORDINANCE
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**City of Keota's Ordinance 257: An Ordinance Adopting the 2015 International Property Maintenance Code and Providing for Regular Inspections of Residential Rental Property
Recorder's Cover Sheet**

Preparer Information:

Scott Flynn, Flynn Law Office, PO Box 47, Keota, IA 52248

Taxpayer Information:

City of Keota, 309 E Broadway Ave, PO Box 77, Keota, IA 52248

Return Address

City of Keota, 309 E Broadway Ave, PO Box 77, Keota, IA 52248

Grantors:

Grantees:

Legal Description: See Attached Ordinance

Document or instrument number if applicable:

Ordinance No. 257

AN ORDINANCE ADOPTING THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE AND PROVIDING FOR REGULAR INSPECTIONS OF RESIDENTIAL RENTAL PROPERTY

BE IT ENACTED by the City Council of the City of Keota, Iowa:

SECTION 1. Ordinance 230, Section 1, of the Keota Municipal Code, 2006, as amended, is hereby repealed and the following adopted in lieu thereof:

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Keota, being marked and designated as "International Property Maintenance Code, 2015" as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Keota, in the State of Iowa; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code 2015, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

SECTION 2. The following Sections of the Internal Property Maintenance Code, 2015, adopted by reference herein, are hereby revised:

Section 101.1	Insert	"City of Keota, Iowa"
Section 103.5	Insert	"City of Keota, Iowa"
Section 112.4	Insert	\$500
Section 302.4	Insert	\$45.00 every two (2) years
Section 302.4	Insert	Six (6) inches in height
Section 304.14	Insert	April 1 through October 1
Section 602.3	Insert	November 1 through April 1
Section 602.4	Insert	November 1 through April 1

SECTION 3. REPEALER. That Ordinance No. 230 of the City of Keota, Iowa, entitled Ordinance Adopting 2009 International Property Maintenance Code and Providing for Regular Inspections of Residential Rental Property, as Published by the International Code Council, Inc., and all other ordinances or parts of ordinances in conflict herewith are repealed.

SECTION 4. SEVERABILITY CLAUSE. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Keota, Iowa, hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5. EFFECTIVE ON EXISTING PROCEEDINGS. Nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance. Any property remaining subject to reinspection or not having established in compliance and issuance of a rental permit thereby under the repealed ordinance

shall be subject to the appropriate provisions of the newly adopted ordinance herein, upon shall be subject to the newly adopted ordinance herein up adoption. Any rental permit issued under the repealed ordinance shall serve to establish compliance under the ordinance adopted herein until the expiration of the rental permit issued in relation thereto. Owners and operators snot subject to existing reinspection requirements shall have until November 1, 2017, to establish compliance with prior inspection deficiencies and secure the issuance of a two-year rental permit effective as of the date of the original inspection. Owners and operators subject to existing reinspection requirements shall have until December 1, 2017, to establish compliance with the repealed ordinance and secure a two-year rental permit, except that all fees for reinspection shall be those established by resolution under the new ordinance. All appeals under either ordinance shall be handled as provided in revised Section 111.2 of the Property Maintenance Code of the City of Keota, adopted herein.

SECTION 6. CERTIFICATION BY CLERK. Pursuant to Iowa Code Section 380.11, the Clerk shall certify this Ordinance to the Keokuk County Recorder.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 20th day of March, 2017, and approved the 20th day of March, 2017.



ANTHONY CANSLER, MAYOR

ATTEST:



NIKI OSWEILER, CITY CLERK

I certify that the foregoing was published as Ordinance 257 on the 22nd day of March, 2017.