



November, 2018

**SUBJECT: ORDINANCE NO. 53**

The enclosed document represents your copy of Ordinance No. 53, Series 2018 which was adopted by the City of Sycamore Board of Commissioners at the November 12, 2018 regular meeting. This ordinance pertains to landlord responsibilities and enforcement thereof.

Please review and if you have any questions or require additional information, leave a message on the office phone or in the office mailbox.

Sincerely,



James E. Barr, Mayor

**ORDINANCE NO. 53, SERIES 2018**

**CITY OF SYCAMORE, JEFFERSON COUNTY, KENTUCKY**

**AN ORDINANCE OUTLINING LANDLORD RESPONSIBILITIES AND ENFORCEMENT THEREOF**

WHEREAS, the Board of Commissioners of the City of Sycamore, Jefferson County, Kentucky has found that it would be in the best interest of the residents of the City to adopt the following Ordinance to establish regulations regarding the rental of condominium units and to clarify the responsibilities of those owners who become landlords.

NOW THEREFORE, BE IT ORDAINED, BY THE COMMISSION OF THE CITY OF SYCAMORE, JEFFERSON COUNTY, KENTUCKY THAT THE FOLLOWING REGULATIONS PERTAINING TO RENTALS BE ADOPTED:

SECTION 1. Landlords must provide a set of governing documents and rules (Master Deed and Information Bulletin) to renters. Compliance with this material must be a condition of all rental agreements. Landlords must furnish the City with a copy of each rental agreement to ensure compliance with Sycamore Condominium Association standards and for emergency contact purposes.

SECTION 2. Additionally, the City may require the following agreements and actions of landlords:

- A. Application
- B. Rental Packet
- C. Signed rental lease addendum
- D. Landlords are held accountable for renter infractions
- E. Renters must communicate requests to the City or Condominium Association through the landlord
- F. The City may demand eviction of a tenant with multiple rule violations

SECTION 3. VIOLATIONS; Landlords are responsible for ensuring that their tenants adhere to the City and Condominium Association regulations. The City or Condominium Association cannot take action against the tenant. Instead, they must notify the landlord of the violation and it becomes the landlord's responsibility to remedy the situation. If there is a fine for the violation, it will be assessed against the landlord, not the tenant; but the landlord can recoup the amount if the lease so stipulates. Fines can be imposed to the landlord of an amount not less than \$50 or greater than \$250 annually.

This ordinance shall be effective upon its passage, approval and publication as required by law.

GIVEN FIRST READING ON: Oct. 8, 2018

GIVEN SECOND READING ON: Nov. 12, 2018

ADOPTED: Nov. 12, 2018

James E. Barr

James E. Barr, Mayor

ATTEST:

William Williams

William Williams, City Clerk

PUBLISHED: Delivered to the resident and non-resident owners of the City of Sycamore by first class mail in lieu of newspaper publication.