



Agenda Item: Original Ordinance, Third Reading

Title: Original Ordinance No. 2039, Adding Laramie Municipal Code Section 8.80 Related to Laramie Rental Housing Code

Council MOTIONS:

I **Move to Approve and Amend by Substitution** Original Ordinance No. 2039 on Third and Final Reading, Adding Laramie Municipal Code Section 8.80 related to Rental Housing, and Authorize the Mayor and Clerk to Sign.

--See below for amendment(s) intended to be brought forward by Council Members.--

Administrative or Policy Goal:

Resolution 2021-12 Adopting Policy Goals 2-16-21; A. Holistic Economic Development, A.3. Preserving the community’s high standards & A.4. Rental Inspection/Licensing, Supported by Thrive Laramie Community & Economic Development Action Strategy 2020 and Housing Study.

Background:

This ordinance addresses the above policy goals and City Council concerns related to the state of rental housing stock in our community. The main focus of this ordinance pertains to the health and safety standards of rental units and has been reviewed and informed by relevant divisions of city operations, including the Fire Department, Building & Code Administration, City Manager’s Office and City Attorney’s Office. The hope of this ordinance is an improvement in the safety of overall rental stock. The ordinance is supported by the Associated Students of the University of Wyoming (Resolution #2773).

The ordinance was amended by substitution on Second Reading to -

- a) Clarify and mirror building code requirements and alleviate misunderstanding that the ordinance creates any new requirement for use of licensed contractors. It does not create any new requirement.
- b) Include specifics with respect to egress/ingress requirements by incorporating fire code requirements within *Section 8.80.030*.

On 3rd Reading, Staff have included clarifying language in *Section 8.80.020 “Definitions”* as suggested by UW Legal and concurred by City Attorney. These additions do not change or affect the requirements of the ordinance and may be accomplished through a single amendment by substitution as indicated in the suggested motion offered above.

Also for 3rd Reading, Councilor Harrington worked with Staff to develop the following language which he intends to present for consideration:

“Move to amend the definition of Owner’s Agent to read, “A responsible party identified by property Owner for every Dwelling Unit,” and amend Section 8.80.060 (B) to “Owner must identify an Owner’s Agent who resides in Wyoming not more than 60 miles from Laramie for every dwelling unit and provide contact information for this responsible party.”

Also for 3rd Reading, Councilor Summerville worked with Staff to develop the two following amendments which she intends to present for consideration:

“Move to insert within Section 8.80.020 – Definitions as follows:

“Major Appliance”. A furnace, water heater, refrigerator, freezer, oven, or stove.”

“Move to amend section 8.80.030 – General Requirements for Rental Housing, provision (I) as follows:

“Appliances. All major appliances furnished by the landlord must be in good working order and shall be maintained by the landlord, except that the landlord shall not be responsible for the costs of any repairs necessitated by the negligent acts or omissions of the tenant.”

Legal/Statutory Authority:

W.S. §1-21-12

Responsible Staff:

City Manager, Assistant City
Manager, City Attorney

Introduction/1 st Reading	December 7, 2021
2 nd Reading	December 21, 2021
3 rd Reading	January 4, 2022

Council Sponsors/Contacts:

Mayor Weaver
Vice-Mayor Pearce
Councilor Summerville

ATT: ASUW Senate Resolution #2773, Adopted December 7, 2021