



Legislation Text

File #: 211068, Version: 1

ORDINANCE NO. 211068

Amending Chapter 34, Code of Ordinances, “Health and Sanitation” by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, to add a requirement to the Healthy Rental Homes Program that property owners provide written notice to tenants regarding the existence of the Tenants’ Right to Counsel Program.

WHEREAS, Section 34-848.2, Code of Ordinances, requires property owners to make certain disclosures; and

WHEREAS, adding a written disclosure to tenants regarding the new Tenants’ Right to Counsel Program will help publicize and increase participation in a program designed to provide tenants with legal representation in evictions and other proceedings; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 34, Code of Ordinances, “Health and Sanitation” is hereby amended by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, said section to read as follows:

Sec. 34-848.2. Disclosure to tenants.

(a) Before entering into a contract to rent a residential property the owner shall furnish to each tenant:

- (1) For every utility provider used to service a dwelling unit, the phone number that a perspective tenant may use to obtain a summary or statement of past utility usage. Upon request, the owner shall provide their consent and any facilitation necessary for the tenant to access the utility history; and
- (2) A written description of all notices of deficiencies and citations issued to the owner of the property of which the rental unit is a part during the prior 24 months under chapter 34, chapter 48 and chapter 56 and of any other deficiencies prohibited under these chapters existing at the time of the notice of which the landlord is aware; and
- (3) A copy of the tenants’ bill of rights as published by the rental housing assistance unit under section 35-10, also available on the city website.

(b) Owners shall provide written notification of the Tenants’ Right to Counsel Program: 1) to all current tenants within 30 days; and 2) to any new tenants before executing any contracts to rent a property unit.

Approved as to form and legality:

Joseph A. Guarino
Assistant City Attorney