

November 22, 2006

Rental Fit Premises Business License

The St. George City Council passed the Rental Fit Premise Ordinance that became effective on March 1, 2006. An individual that is the owner of any rental units in the City of St. George must obtain a business license to keep, conduct, operate and maintain those rental units. A person who owns multiple rental dwelling units or multiple buildings is required to obtain only one (1) business license.

Starting January 1, 2007, all rental property owners must obtain a rental dwelling business license, to keep, conduct, operate and maintain a rental dwelling unit in the City of St. George. The city may require an inspection of the unit as a condition of obtaining a license. The cost of the rental dwelling license is \$50.00 plus \$10.00 for the local agent. The inspection fee is \$25.00 per unit per inspection. The license expires June 30 of each year.

A rental dwelling business license is not required if the owner is placed in a hospital, nursing home, assisted living facility or other similar facility, or the owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for the exception.

The cost of the rental dwelling license is \$50.00 plus \$10.00 for the local agent (under the General License Provision the local agent is considered an employee therefore, the additional \$10.00 fee is collected). If the owner or manager resides outside of Washington County the owner must have a local agent to act for and on behalf of the owner for the purpose of receiving notices and demands and performing the property owner's obligations. The rental dwelling license expires June 30 of each year.

The City may require an inspection of the unit as a condition of obtaining a business license. At this time the City is not inspecting rentals of less than two (2). If an inspection is conducted the fee is \$25.00 per unit per inspection. The customer will receive a separate invoice for the inspection. The city will not inspect the rental dwelling during the next thirty six (36) months, unless the city has reasonable cause to believe that the rental dwelling is in violation of an applicable law or ordinance.

A rental dwelling license is not transferable between persons or structures. If the property is disposed of the holder of the rental dwelling license must give the city written notice withing thirty (30) days of disposing or, transferring of the property. The new owner must obtain a rental dwelling license.

If a person fails to obtain a license the city will assess a fine in the amount of \$50.00 per day on the property owner and file a notice of violation on the property with Washington County. In addition to the assessment of fines the city may pursue other legal remedies, which include, but not limited to injunctions and criminal prosecution.