

The Code Enforcement Division for the City of St. George has the responsibility for the enforcement of the Zoning Ordinances - Title 10, the Nuisance Ordinance - Title 4 Chapter 2, the Sign Ordinance - Title 9 Chapter 13, the Home Occupation Ordinance - Title 3 Chapter 7 and the Rental Fit Premises Ordinance - Title 4 Chapter 7.

The most recent addition to these responsibilities is the Rental Fit Premises Ordinance. This ordinance was adopted by the City Council in December 2005 with an implementation date of March 1, 2006. The purpose and intent of the ordinance is to monitor and regulate the habitability and safety of rental dwelling units within the City by providing specific guidelines to landlords and tenants regarding the minimal standards of habitability and to provide remedies for violations of such standards.

There are several sections within the ordinance that accomplish the defined purpose. The sections include provisions for requiring a business license for landlords, rental dwelling unit inspections, duties and responsibilities of the landlord, duties and responsibilities of the tenant and a process for repair of deficiencies.

The enforcement process begins with identifying property owners who have three or more rental units within St. George. These property owners must acquire a business license and the rental units must be inspected by a Code Enforcement Officer. But, the inspections are only conducted every three years. Beginning January 1, 2007, all rental property owners must obtain a rental dwelling business 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. 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. Furthermore, if the property owner does not reside within Washington County, he or she must designate a local agent or property manager within Washington County.

The Code Enforcement Officer's inspection is commonly done with the property owner or representative in attendance. This way any deficiencies can be clearly identified for repair. Typical deficiencies include lack of smoke detectors, electrical outlet covers and proper gas heater ventilation. We also inspect for structural integrity, adequate water pressure and temperature, cooking facilities, sanitary facilities, heating, cooling and exterior landscaping.

When a deficiency is identified we provide the landlord or property manager with a courtesy notice informing them of the problem and providing a reasonable deadline in which to complete the repairs. In some cases a notice of violation is necessary. This notice also provides a deadline, and fines are imposed for each violation that is not repaired within the require time period.

Additional detailed information concerning the rental dwelling business license and the duties and responsibilities of the landlord, duties and responsibilities of the tenant and the process for repair of deficiencies can be found by visiting our website at:  
<http://www.ci.st-george.ut.us/codeenforcement/>