

CHAPTER 375

RENTAL HOUSING CODE

375-1. Application

This chapter does not apply to:

- (A) any rental housing which is located within a municipality which has adopted a rental housing ordinance;
- (B) owners who reside in a single-family dwelling unit, but who wish to lease to individuals or a family while they are absent from the County for short periods of time, not to exceed one (1) year, and who intend to return to their single-family dwelling unit at the expiration of the lease period;
- (C) owners who occupy the premises, rent to one (1) tenant and share common bathroom and kitchen facilities with the tenant;
- (D) transient occupancy in a hotel, motel or other similar lodging;
- (E) rest homes, convalescent homes and nursing homes; or
- (F) campgrounds.

375-2. Definition of Housing

"Housing" shall mean any unit, room, building, structure, mobile home, accessory building or premises or grounds which is wholly, or partly, used, or intended to be used, as a place of residence or habitation or for sleeping.

375-3. Authority Vests With Health Department

- (A) The Monroe County Health Department is authorized to administer and enforce this chapter and to adopt regulations to protect and promote public health, safety and welfare in rental housing.
- (B) Such regulations shall, among other things:
 - (1) establish minimum standards for all structures and premises for basic equipment and facilities for light, ventilation, heating and sanitation; for fire safety; for space, use and location; and for safe and sanitary maintenance; and
 - (2) fix the responsibility of owners and operators and occupants with regard to such matters.

375-4. Inspections

The Health Department is authorized, but only upon receiving a complaint, to inspect rental housing to determine whether violations exist.

375-5. Retribution Prohibited

It shall be unlawful for any owner or manager of rental housing to terminate the lease of a tenant or to take any action, or threaten to take any action, against the tenant in retaliation for requesting an inspection.

375-6. Penalties; Prosecution

- (A)** Any person, firm, corporation or entity who violates any provision of this chapter, or any regulation promulgated pursuant to this chapter, commits a Class C Ordinance Violation. Each day that a violation continues constitutes a separate offense.
- (B)** The Health Department may request the Monroe County Legal Department to institute an action to exert such penalty and/or to proceed at law or in equity against any violator. Such person shall also be liable for all costs and expenses, including attorney fees, paid or incurred by Monroe County or its Health Department.