

1 (b) This random systematic inspection shall not apply to the first five (5) years for
2 newly-constructed residential rental facilities that have received a Certificate
3 of Occupancy for each building within the twelve (12)-month period prior to
4 the first occupancy;

5 i. Nothing in this subsection precludes any inspection based upon a
6 complaint or the appearance of a health or safety violation;

7 ii. This provision applies only if inspections of the newly constructed
8 residential rental facilities have been conducted in accordance
9 with the applicable provisions of Section 8-582;

10 iii. Notwithstanding any other provision of this section, the City
11 shall review for acceptance any inspection report from a state or
12 federal agency of a residential rental facility that has received
13 Federal Funds, and is required to have such an inspection
14 performed by the funding entity, provided nothing prohibits an
15 additional inspection in accordance with the relevant provisions
16 of Section 8-582 of this Code.

17 **Section 4.** Little Rock, Ark., Rev. Code § 8-582 (1988) is hereby amended to read as follows:

18 In addition to the systematic random inspections outlined above, each rental housing unit
19 shall be subject to more frequent inspections upon the following events:

20 (1) The owner or manager of the property requests an inspection of the unit
21 upon notice to the district supervisor; or,

22 (2) The City receives a complaint regarding the condition of the unit and
23 inspection or re-inspection is necessary; or,

24 (3) The unit is affected by fire, vandalism, storm or other natural disaster; or,

25 (4) Title to the unit is conveyed or otherwise transferred, either voluntarily or
26 involuntarily, to another party.

27 **Section 5.** Little Rock, Ark., Rev. Code § 8-586 (1988) is hereby amended to read as follows:

28 The Building Official shall prepare a report each year concerning the administration of the
29 Rental Inspection Program. The Annual Report shall describe the number of inspections
30 performed, the corrections made as a result of such inspections, and any enforcement
31 actions taken. This detailed annual report shall be submitted to the City Manager in March
32 of each year and shall identify the rental units inspected, the size of a residential rental
33 complex if a complex is inspected, the main address of the rental unit, and a copy of the
34 Certificate of Compliance.

1 **Section 6. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,
2 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
3 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance,
4 as if such invalid or unconstitutional provision was not originally a part of this ordinance.

5 **Section 7. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
6 ordinance are hereby repealed to the extent of such inconsistency.

7 **Section 8. Emergency Clause.** *The presence of a systematic and random Rental Inspection Program*
8 *is essential to the public health, safety and welfare, and to have such a program in place at the beginning*
9 *of a year is essential to the accurate record keeping required by such inspections; and emergency is, there-*
10 *fore, declared to exist and this ordinance shall be in full force and effect from and after January 1, 2019.*

11 **PASSED: December 3, 2018**

12 **ATTEST:**

APPROVED:

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14 _____
15 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

16 **APPROVED AS TO LEGAL FORM:**

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19 **Thomas M. Carpenter, City Attorney**

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