1		ORDINANCE NO.	
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3	AN (	ORDINANCE TO AMEND PORTIONS OF ARTICLE IX OF	
4	CHAP	TER 8 OF THE LITTLE ROCK REVISED CODE OF ORDINANCES	
5	(1988) AS TO A SYSTEMATIC RENTAL INSPECTION PROGRAM; TO		
6	DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.		
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8	WHEREA	S, the City of Little Rock, Arkansas, instituted a Systematic Rental Inspection Program	
9	pursuant to Little Rock, Ark., Ordinance No. 16,659 (May 17, 1994); and,		
10	WHEREAS, it has been determined that certain amendments are necessary in order to more efficiently		
11	enforce these provisions while at the same time recognizing the protection given to real property under the		
12	Arkansas Constitution;		
13	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
14	OF LITTLE ROCK, ARKANSAS:		
15	Section 1. Little Rock, Ark., Rev. Code § 8-577 (1988) is hereby amended to read as follows:		
16	Implementation of a Systematic and Random Inspection Program		
17	The City of Little Rock hereby institutes a Systematic Rental Inspection Program that will		
18	ensure that all rental housing units within the city are inspected over time. Staff will		
19	provide the owner or local agent a Notice to Comply request on each attempt to inspect a		
20	specific property. Failure to comply with this Notice to Comply may result in further		
21	enforcement action which can include legal action in a court of competent jurisdiction, and		
22	the service of any process in accordance with Arkansas State Law.		
23	Section 2.	Little Rock, Ark., Rev. Code § 8-581 (1988) is hereby amended to read as follows:	
24		Section 8-581 – Systematic Inspections and Rental Inspection Goals	
25	Systematic and random inspection goals shall be established based upon the following		
26	criteria:		
27	(a)	The City of Little Rock will systematically inspect, or review inspections, or	
28	both, conducted on 20% of the total registered rental units annually as selected		
29	by the City Manager, or designee, based upon the units and complexes		
30		registered with the City. A residential rental complex with multiple buildings	
31		shall be inspected initially based upon a random sampling of at least 20% of	
32		the units, with equal percentages of units inspected in each building with a	
33		minimum of one unit per building.	

1	(b) This rendem systematic increation shall not apply to the first five (5) years for		
	(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. Nothwithstanding 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 until		
21	upon notice to the district supervisor; or,		
22	(2) The City receives a complain 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.		
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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	Susan Langley, City Clerk	Mark Stodola, Mayor		
15		Mark Stouola, Mayor		
16 17	APPROVED AS TO LEGAL FORM:			
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18	Thomas M. Carpenter, City Attorney			
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