Title 33: Rivers and Waters
Part 201: Authority and Procedures
Chapter 1: Organization of the District

Part 201 Chapter 1: Rental Property Registration and Licensing Ordinance.

Rule 17.4 Rental License.

(a) Rental License Required. It shall be unlawful for any person to lease, operate, manage, or maintain a Single-Household or Multiple-Household Dwelling located within the Reservoir Project Area, which such Dwelling contains one (1) or more Rental Units, without a current and valid Rental License having been issued for such Dwelling. Any Person leasing, operating, managing, or maintaining one or more than one (1) such Dwelling shall obtain a Rental License for each separate location.

(b) Application. A written application for a Rental License, signed by the Owner or his/her agent, shall be filed with the District Building Official, upon a form provided by the District Building Official for such purpose. The following information shall be required in the application:

(i) The street address of the Dwelling.

(ii) The name, physical and mailing address and telephone number and, if available, telefax number, and email address of each Owner within the Same Ownership.

(iii) The name, address and telephone number, and, if available, telefax number and email address of an agent who is designated to receive notices and service of process and is authorized to grant consent for the District Building Inspector to inspect the Premises, Dwelling, Dwelling Units and Rental Units.

(iv) A license fee of one hundred dollars ($100) per Dwelling Unit.

(v) The number and type (by bedroom) of Dwelling Units.

(vi) If the written application is signed by an agent on behalf of the Owner, written authorization must be provided documenting the agent's authority.

(c) Duration. A Rental License shall be valid for a period of one (1) year from its issuance date. An application for renewal shall be filed within thirty (30) days prior to the expiration date.

(d) Updates required. If, subsequent to the issuance of a Rental License, the Dwelling for which such Rental License was issued is modified with the effect of adding or removing Dwelling Units, such Rental License shall be updated within thirty (30) days after such modification to reflect the new number of Dwelling Units.

(e) Display. A Rental License issued pursuant to RPRO for a Multiple-Household Dwelling shall be displayed in a conspicuous place at the rental unit, to which all Tenants have access.

(f) Application to existing Rental Units. Persons owning, operating, managing, or maintaining a Single-Household or Multiple-Household Dwelling located within the Reservoir Project Area, which such Dwelling contains one (1) or more Rental Units as of the Effective Date of this Regulation, shall apply for a Rental License no later than ninety (90) days after the Effective Date of this Regulation.

Source: *Miss. Code Ann.* § 51-9-127 (Rev. 2000)

Rule 17.5 Compliance Standards.

Obligation to comply. The Owner of a Rental Unit in a Single-Household or Multiple-Household Dwelling located in the District shall be responsible for complying with each of the following:

(g) The provisions of RPRO.

(h) All regulations of the District however titled or designated.

(i) Building codes of the District in effect at the time building permits were issued for such Dwelling, including the building, electrical, plumbing, and mechanical codes, subject to adoption of retroactive regulations by the District.

(j) State and federal housing laws and administrative regulations.

(k) Judicial and administrative decrees enforcing any of the provisions of RPRO or other regulations of the District; and/or state and federal housing laws and administrative regulations.

Source: *Miss. Code Ann.* § 51-9-127 (Rev. 2000)

Rule 17.6 Inspection and Certification.

(l) Certificate of Compliance required. It shall be unlawful for any Person to lease, operate, manage, or maintain a Rental Unit in a Single-Household or Multiple-Household Dwelling located within the Reservoir Project Area without a current and valid Certificate of Compliance having been issued for such Rental Unit. Any person leasing, operating, managing, or maintaining more than one (1) such Rental Unit shall obtain a Certificate of Compliance for each separate Rental Unit.

(m) Owner consent to inspection. The Owner, as a condition to the issuance of the Rental License, shall consent and agree to permit and allow the District Building Official to make the following inspections of the Premises, Dwelling, Dwelling Units, and Rental Units when and as needed to ensure compliance with the provisions of RPRO:

(i) Access to inspect all portions of the Premises and Dwelling, including common areas, storage areas, community buildings, equipment rooms, parking areas, and all other portion facilities.

(ii) Access to inspect all unoccupied Dwelling Units.

(iii) Access to inspect any Rental Unit when a complaint is filed by a Tenant of such Rental Unit or any District department to the effect that such Rental Unit may be existing in violation of any provision of RPRO.

(iv) Access to inspect any Rental Unit upon termination of a lease or rental agreement, reletting of such Rental Unit, or transfer of title to the Dwelling or any part of the Dwelling containing such Rental Unit.

(v) A one hundred dollar ($100.00) fee shall be paid for inspection and one follow-up inspection. A Fifty Dollar ($50.00) fee shall be paid for any unrepaired items causing a reinspection.

(n) Inspections authorized. The District Building Official is hereby authorized to make inspections of Premises, Dwellings, Dwelling Units, and Rental Units to determine the condition of such Premises, Dwellings, Dwelling Units, and Rental Units, in order that he/she may perform his/her duties of safeguarding the safety, health, and welfare of Tenants and of the general public.

(i) Right of entry. For the purpose of making the inspections and repairs required and authorized by the provisions of RPRO, the District Building Official is hereby authorized to enter, inspect, repair, alter, and improve all Premises, Dwellings, Dwelling Units, and Rental Units in accordance with the provisions of RPRO.

(ii) Owners, by reason of the terms of the Rental License accepted by Owner, shall be deemed to have voluntarily consented and authorized the District Building Official to enter their Premises, Dwellings, Dwelling Units, and Rental Units at reasonable times for the purpose of effecting such inspection as is necessary to comply with the provisions of RPRO.

(iii) Tenants, by reason of the terms of the Rental License, and the terms of their leases or rental agreements, shall be deemed to have consented and to have authorized the District Building Official to have access to their Rental Units at reasonable times for the purpose of effecting such inspection as is necessary to comply with the provisions of RPRO.

(iv) Should a Tenant or Owner refuse entry, the District Building Official shall be authorized by virtue of the terms of the Rental License to secure a judicial warrant authorizing entry as authorized in this Regulation.

(o) Duration. A Certificate of Compliance shall expire upon the termination of the rental agreement or lease governing the Rental Unit for which such Certificate of

Compliance was issued. Prior to reletting the unit, the Owner shall notify the District of such intent to relet and obtain a new Certificate of Compliance. The District Building Official shall have ten (10) days following such notification to complete such inspection.

(p) Application to existing Rental Units. Persons owning, operating, managing, or maintaining a Rental Unit in a Single-Household or Multiple-Household Dwelling located in the District as of the date this Regulation is adopted shall notify the District of the existence of such Rental Unit no later than ninety (90) days after the Effective Date of this Regulation.

Source: *Miss. Code Ann.* § 51-9-127 (Rev. 2000)