The Grandview Residential Rental Property Registration ordinance (GMC chapter 8.40) requires owners to register their rental dwelling units. Rental dwelling applications are available at the Public Works Office. (603 N Willoughby Rd)

Sections 1 and 2 are to be completed by the owner or property manager.

Section 3 must be completed by the Primary Tenant, listing all other tenants above the age of 12.

Applications must be signed by the owner and primary tenant.

**COMPLETED APPLICATIONS MUST BE RETURNED TO THE PUBLIC WORKS OFFICE WITHIN 15 DAYS OF OCCUPANCY**

**RCW 59.18 060 REQUIRES THE LANDLORD TO BE RESPONSIBLE FOR THE FOLLOWING.**

The landlord will at all times during the tenancy keep the premises fit for human habitation, and shall in particular:  
  
     (1) Maintain the premises to substantially comply with any applicable code, statute, ordinance, or regulation governing their maintenance or operation, which the legislative body enacting the applicable code, statute, ordinance or regulation could enforce as to the premises rented if such condition endangers or impairs the health or safety of the tenant;  
  
     (2) Maintain the structural components including, but not limited to, the roofs, floors, walls, chimneys, fireplaces, foundations, and all other structural components, in reasonably good repair so as to be usable;  
  
     (3) Keep any shared or common areas reasonably clean, sanitary, and safe from defects increasing the hazards of fire or accident;  
  
     (4) Provide a reasonable program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and, except in the case of a single-family residence, control infestation during tenancy except where such infestation is caused by the tenant;

(5) Except where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premises in as good condition as it by law or rental agreement should have been, at the commencement of the tenancy;  
  
     (6) Provide reasonably adequate locks and furnish keys to the tenant;  
  
     (7) Maintain and safeguard with reasonable care any master key or duplicate keys to the dwelling unit;  
  
     (8) Maintain all electrical, plumbing, heating, and other facilities and appliances supplied by him or her in reasonably good working order;  
  
     (9) Maintain the dwelling unit in reasonably weathertight condition;  
  
     (10) Except in the case of a single-family residence, provide and maintain appropriate receptacles in common areas for the removal of ashes, rubbish, and garbage, incidental to the occupancy and arrange for the reasonable and regular removal of such waste;  
  
     (11) Provide facilities adequate to supply heat and water and hot water as reasonably required by the tenant;  
  
     (12)(a) Provide a written notice to all tenants disclosing fire safety and protection information. The landlord or his or her authorized agent must provide a written notice to the tenant that the dwelling unit is equipped with a smoke detection device as required in RCW [43.44.110](http://app.leg.wa.gov/rcw/default.aspx?cite=43.44.110). The notice shall inform the tenant of the tenant's responsibility to maintain the smoke detection device in proper operating condition and of penalties for failure to comply with the provisions of RCW [43.44.110](http://app.leg.wa.gov/rcw/default.aspx?cite=43.44.110)(3). The notice must be signed by the landlord or the landlord's authorized agent and tenant with copies provided to both parties. Further, except with respect to a single-family residence, the written notice must also disclose the following:  
  
     (i) Whether the smoke detection device is hard-wired or battery operated;  
  
     (ii) Whether the building has a fire sprinkler system;  
  
     (iii) Whether the building has a fire alarm system;  
  
     (iv) Whether the building has a smoking policy, and what that policy is;

(v) Whether the building has an emergency notification plan for the occupants and, if so, provide a copy to the occupants;  
  
     (vi) Whether the building has an emergency relocation plan for the occupants and, if so, provide a copy to the occupants; and  
  
     (vii) Whether the building has an emergency evacuation plan for the occupants and, if so, provide a copy to the occupants.  
  
     (b) The information required under this subsection may be provided to a tenant in a multifamily residential building either as a written notice or as a checklist that discloses whether the building has fire safety and protection devices and systems. The checklist shall include a diagram showing the emergency evacuation routes for the occupants.  
  
     (c) The written notice or checklist must be provided to new tenants at the time the lease or rental agreement is signed;  
  
     (13) Provide tenants with information provided or approved by the department of health about the health hazards associated with exposure to indoor mold. Information may be provided in written format individually to each tenant, or may be posted in a visible, public location at the dwelling unit property. The information must detail how tenants can control mold growth in their dwelling units to minimize the health risks associated with indoor mold. Landlords may obtain the information from the department's web site or, if requested by the landlord, the department must mail the information to the landlord in a printed format. When developing or changing the information, the department of health must include representatives of landlords in the development process. The information must be provided by the landlord to new tenants at the time the lease or rental agreement is signed;  
  
     (14) The landlord and his or her agents and employees are immune from civil liability for failure to comply with subsection (13) of this section except where the landlord and his or her agents and employees knowingly and intentionally do not comply with subsection (13) of this section; and

(15) Designate to the tenant the name and address of the person who is the landlord by a statement on the rental agreement or by a notice conspicuously posted on the premises. The tenant shall be notified immediately of any changes in writing, which must be either (a) delivered personally to the tenant or (b) mailed to the tenant and conspicuously posted on the premises. If the person designated in this section does not reside in the state where the premises are located, there shall also be designated a person who resides in the county who is authorized to act as an agent for the purposes of service of notices and process, and if no designation is made of a person to act as agent, then the person to whom rental payments are to be made shall be considered such agent. Regardless of such designation, any owner who resides outside the state and who violates a provision of this chapter is deemed to have submitted himself or herself to the jurisdiction of the courts of this state and personal service of any process may be made on the owner outside the state with the same force and effect as personal service within the state. Any summons or process served out-of-state must contain the same information and be served in the same manner as personal service of summons or process served within the state, except the summons or process must require the party to appear and answer within sixty days after such personal service out of the state. In an action for a violation of this chapter that is filed under chapter [12.40](http://app.leg.wa.gov/rcw/default.aspx?cite=12.40) RCW, service of the notice of claim outside the state must contain the same information and be served in the same manner as required under chapter [12.40](http://app.leg.wa.gov/rcw/default.aspx?cite=12.40) RCW, except the date on which the party is required to appear must not be less than sixty days from the date of service of the notice of claim.  
  
     No duty shall devolve upon the landlord to repair a defective condition under this section, nor shall any defense or remedy be available to the tenant under this chapter, where the defective condition complained of was caused by the conduct of such tenant, his or her family, invitee, or other person acting under his or her control, or where a tenant unreasonably fails to allow the landlord access to the property for purposes of repair. When the duty imposed by subsection (1) of this section is incompatible with and greater than the duty imposed by any other provisions of this section, the landlord's duty shall be determined pursuant to subsection (1) of this section.

**COMMON VIOLATIONS OF THE GMC AND IPMC THAT OWNERS ARE RESPONSIBLE FOR INCLUDE:**

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| Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). |

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| Bathrooms and toilet rooms.  Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.   |  |  | | --- | --- | | Any grass, weeds, shrubs, bushes, trees or vegetation growing or which has grown and died upon any property which are a fire hazard or a menace to public health, safety or welfare.  Existing dwellings shall be equipped with carbon monoxide alarms in accordance with Section R315.1. An inspection will occur when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.  Exceptions:  1. Work involving only the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, or electrical permits, are exempt from the inspection requirements of this section.  2. Installation, alteration or repairs of nonfuel burning plumbing or mechanical systems are exempt from the inspection requirements of this section.  3. Owner-occupied single-family residences legally occupied before July 26, 2009. RCW 19.27.530  (2)(b).   |  | | --- | | All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.  Residential occupancies.  Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section. | | |

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| Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. |

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| Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. |

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| All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. |

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.

**VIOLATIONS OF THIS ORDINANCE SHALL BE CORRECTED PURSUANT TO GMC 15.72**

Whenever a violation is observed or reported to the code enforcement officer, the code enforcement officer or his designee shall serve notice to the responsible person and advise such person of the violation and the steps necessary to remedy the violation.

**Step #1**. The code enforcement officer, having knowledge of any Grandview Municipal Code violation, may cause any owner or other responsible person to be notified of the violation on any premises by serving upon the owner or other responsible person, or if the owner or other responsible person is not present by posting a property violation notice on the premises

**Step #2**. In the event the owner or other responsible party does not take one of the three steps set forth in the property violation notice within 10 days of the date of the notice, the code enforcement officer shall issue a civil infraction citation with a penalty of not less than **$50.00 and not more than $200.00** and the code enforcement officer shall serve upon the owner or other responsible party, or, if the owner or other responsible party is not available, shall post on the premises, a **notice to abate** unsafe or unlawful condition.

**Step #3** Failure by owner or responsible party to either appeal the notice to abate unsafe or unlawful condition within five days of the date of the notice or to abate the condition giving rise to the notice to abate unsafe or unlawful condition within 14 days of the date of the notice shall be a civil infraction. The code enforcement officer may issue a civil infraction and penalty not to exceed **$500.00**.

**Failure to correct.**

It shall be unlawful for any responsible person to fail to comply with the terms and deadlines set forth in a notice of violation. **A violation of this section shall be a misdemeanor.**

**It shall be the duty of the responsible person to request an inspection when a violation has been corrected. If no inspection is requested, it shall be deemed prima facie evidence that the violation remains uncorrected. If more than one inspection is necessary, an inspection fee of $50.00 shall be assessed for each subsequent inspection.**