**Rental Registration Information Packet**

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**

**Duties of Tenant as specified by RCW 59.18.130 requires the tenant to:**

Keep that part of the premises which he or she occupies and uses as clean and sanitary as the conditions of the premises permit;

Properly dispose from his or her dwelling unit all rubbish, garbage, and other organic or flammable waste, in a clean and sanitary manner at reasonable and regular intervals, and assume all costs of extermination and fumigation for infestation caused by the tenant;  
  
     Properly use and operate all electrical, gas, heating, plumbing and other fixtures and appliances supplied by the landlord;  
  
    Not intentionally or negligently destroy, deface, damage, impair, or remove any part of the structure or dwelling, with the appurtenances thereto, including the facilities, equipment, furniture, furnishings, and appliances, or permit any member of his or her family, invitee, licensee, or any person acting under his or her control to do so.

Not permit a nuisance or common waste;  
  
     Not engage in drug-related activity at the rental premises, or allow a subtenant, sublessee, resident, or anyone else to engage in drug-related activity at the rental premises with the knowledge or consent of the tenant. "Drug-related activity" means that activity which constitutes a violation of chapter [69.41](http://app.leg.wa.gov/rcw/default.aspx?cite=69.41), [69.50](http://app.leg.wa.gov/rcw/default.aspx?cite=69.50), or [69.52](http://app.leg.wa.gov/rcw/default.aspx?cite=69.52) RCW;

Maintain the smoke detection device in accordance with the manufacturer's recommendations, including the replacement of batteries where required for the proper operation of the smoke detection device, as required in RCW [43.44.110](http://app.leg.wa.gov/rcw/default.aspx?cite=43.44.110)(3);  
  
     Not engage in any activity at the rental premises that is:  
  
     (a) Imminently hazardous to the physical safety of other persons on the premises; and  
  
     (b)(i) Entails physical assaults upon another person which result in an arrest; or  
  
     (ii) Entails the unlawful use of a firearm or other deadly weapon as defined in RCW [9A.04.110](http://app.leg.wa.gov/rcw/default.aspx?cite=9A.04.110) which results in an arrest, including threatening another tenant or the landlord with a firearm or other deadly weapon under RCW [59.18.352](http://app.leg.wa.gov/rcw/default.aspx?cite=59.18.352). Nothing in this subsection (8) shall authorize the termination of tenancy and eviction of the victim of a physical assault or the victim of the use or threatened use of a firearm or other deadly weapon;  
  
     Not engage in any gang-related activity at the premises, as defined in RCW [59.18.030](http://app.leg.wa.gov/rcw/default.aspx?cite=59.18.030), or allow another to engage in such activity at the premises, that renders people in at least two or more dwelling units or residences insecure in life or the use of property or that injures or endangers the safety or health of people in at least two or more dwelling units or residences. In determining whether a tenant is engaged in gang-related activity, a court should consider the totality of the circumstances, including factors such as whether there have been a significant number of complaints to the landlord about the tenant's activities at the property, damages done by the tenant to the property, including the property of other tenants or neighbors, harassment or threats made by the tenant to other tenants or neighbors that have been reported to law enforcement agencies, any police incident reports involving the tenant, and the tenant's criminal history;

**Common Violations of the GMC that tenants are responsible for:**

 The failure to maintain landscaping, including, but not limited to, lawns, shrubs, trees and other plants, whether of natural growth or domestic vegetation in all residential, commercial, manufacturing or industrial areas of the city. “Failure to maintain” in this section means to allow said areas to be overgrown with weeds or an accumulation of trash.



The existence on any premises of any inoperable or abandoned vehicle, machinery, equipment, trailer, house trailer, boat or other vehicle, tires or major parts thereof.



Or Servicing, repairing, assembling, wrecking, modifying, restoring or otherwise working on any vehicle on any residential premises in any zone district

The stopping or parking of a vehicle within the area designated as a minimum front yard or side yard on a flanking street as defined in GMC Title [17](http://codepublishing.com/wa/grandview/html/Grandview17/Grandview17.html#17), Zoning, within a residential area. Parking shall be permitted in and upon designated driveways. The designated driveway is defined as the surfaced roadway leading from the street to the garage, covered parking area or other permitted off-street parking area. Violation of this subsection is a class “A” nuisance.



No basketball hoops, poles, stands or bases to support such hoops, either portable or permanently affixed, or any other items shall be located in or over city street rights-of-way. 

**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.**