

Ordinance No. 6555

AN ORDINANCE OF THE CITY OF PARSONS, KANSAS PROVIDING FOR THE  
REGISTRATION OF RENTAL PROPERTIES;

Be it ordained by the City Commission of Parsons, Kansas:

**Section 1.** Chapter 473 of the Parsons City Code shall hereby be amended by adding the following sections described in total as Article III:

**Article III - RENTAL DWELLING UNIT REGISTRATION PROGRAM**

**Sec. 473-20. - Definitions.**

*Dwelling unit* shall mean a single residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation. The following shall be considered a single dwelling unit, as such terms are defined in the building codes of the city: Rooming house, congregate residence, dormitory, and fraternity/sorority.

*Family* shall mean either (a) an individual or two or more persons related by blood, marriage or adoption, or under foster care established by governmental action, living together as a single housekeeping unit: or (b) a group of not more than four persons, some of which are not related by blood, marriage, or adoption, living together as a single housekeeping unit. There shall be a rebuttable presumption that five or more people living together as a single housekeeping unit are not a family.

*Mailing address* shall mean a commercial or residential address at which an owner or agent receives U.S. mail or packages.

*Owner* shall mean any person, agent, operator, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court. In the absence of substantial evidence to the contrary, the county ownership records shall be conclusive evidence of ownership.

*Owner-occupied dwelling unit* shall mean a dwelling unit which is the primary place of residence for an owner of the dwelling unit, and such owner occupies the dwelling unit for more than 275 days of the calendar year.

*Registrant* shall mean the individual who submits the rental dwelling registration form required by this article and who is an owner of a rental dwelling unit.

*Rent* or *rented* shall mean to rent, lease, or sublease a dwelling unit to another person or to advertise or offer for rent, lease, or sublease a dwelling unit to another person, for a period of 30 or more consecutive days.

*Rental dwelling unit* shall mean a dwelling unit that is rented, leased, or subleased to another person or that is advertised, or offered for rent, lease, or sublease a dwelling unit to another person for a period of 30 or more consecutive days.

**Sec. 473-21. - Registration required; fines.**

(a) Beginning and after July 1, 2024, each rental dwelling unit located in the city shall be registered pursuant to this article. The owner of a registered rental dwelling unit shall submit and maintain accurate, complete, and current registration information for the rental dwelling unit. The registrant shall update the registration information within 30 days of change in information required on the building official's registration form. If a registrant transfers the rental dwelling unit to a new owner, the new owner shall within 30 days, either (1) notify the city that the new owner no longer rents the dwelling unit; or (2) update the registration information for the dwelling unit. If the rental dwelling unit has multiple owners, any one of the owners may register the rental dwelling unit. If an entity owns the rental dwelling unit, an authorized partner or officer shall register the unit.

(b) The registrant shall submit the following information on the form provided by the building official:

(1) Rental dwelling unit address and number of dwelling units associated with a building address;

(2) Owner's name and registrant's contact information (full name, mailing address, e-mail address (if applicable) and telephone number);

(3) The registrant's certification that the registration contains information that is complete and correct.

(c) No person shall rent or permit or allow another person to rent or to occupy a rental dwelling unit that is not registered or updated in accordance with this article. Each day that any person rents or permits or allows another person to rent or to occupy a rental dwelling unit in violation of this article shall be considered a separate offense.

(d) A violation of subsection (c) shall be punished as a Class C violation with the possible fines and punishments as set forth in the currently adopted version of the Uniform Public Offense Code.

(e) Nothing contained in this article shall be interpreted or construed to relieve the owner or person responsible from the responsibility to comply with all applicable laws or city codes.

**Sec. 473-22. - Exceptions.**

(a) The provisions of this article shall not apply to an owner-occupied dwelling unit.

(b) The following are not considered to be rental dwelling units subject to the requirements of this article: state-licensed hotels and motels; state-licensed or regulated living facilities, including, but not limited to adult care homes, group homes, community mental health centers, residential treatment facilities, and residential care facilities; parish houses, rectories or dwelling units provided, for no compensation, by a religious organization to the religious organization's clergy or leaders; bed and breakfasts; and hospitals.

**Sec. 473-23. - Remedies in this article are not exclusive.**

The remedies provided in this article are not exclusive. Any remedy sought pursuant to this article shall be in addition to, and do not supersede or preempt other remedies available to the city, including, but not limited to, vacation of a dwelling unit, condemnation, or criminal prosecution for the violation of the substantive provision of a city code or ordinance. Further, the remedies in this article do not supersede or affect the legal rights and remedies of landlords or tenants provided under federal, state, or local law.

**Section 2.** This Ordinance shall take effect and be in full force after its publication in the official city newspaper.

PASSED by the Governing Body of the City of Parsons, this 15<sup>th</sup> day of April, 2024.

  
Eric Strait, Mayor

ATTEST:

  
Robyn Baker, City Clerk