



# CITY OF LESLIE

602 W. Bellevue • P.O. Box 496 • Leslie, MI 49251-0496  
Phone: 517-589-8236 • Fax: 517-878-6868 • Web Site: [www.cityofleslie.org](http://www.cityofleslie.org)

**A COUNCIL WORKSHOP OF THE LESLIE CITY COUNCIL  
WILL BE CONDUCTED AT 6:00 P.M. ON TUESDAY, JUNE 15, 2021  
AT LESLIE CITY HALL, 602 W. BELLEVUE STREET.**

**PURPOSE OF THIS MEETING: To discuss code enforcement ordinance language.**

**ON THE AGENDA:**

- 6:00** Meeting called to order; roll call.  
Pledge of Allegiance.
- A. APPROVAL OF THE AGENDA.
  - B. Discuss Code Enforcement language in Ordinance.
  - C. Motion to Adjourn.

**CITY OF LESLIE**  
**ORDINANCE NO. 225**

*To amend Chapter 14 “Buildings and Building Regulations” of the Code of Ordinances, City of Leslie, Ingham County, Michigan pertaining to Article IV. Property Maintenance Code.*

**PREAMBLE**

**AN ORDINANCE TO AMEND SECTION 14-122 OF ARTICLE IV (“PROPERTY MAINTENANCE CODE”) OF CHAPTER 14 (“BUILDING AND BUILDING REGULATIONS”), TO AMEND SECTION 14-123 AND TO ADD NEW SUB-SECTIONS TO SECTION 14-123 OF THE CODE OF ORDINANCES, CITY OF LESLIE, MICHIGAN; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; TO SAVE AND PRESERVE ANY AND ALL RIGHTS, LIABILITY, CAUSES OF ACTION AND REMEDIES; AND TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE.**

**THE CITY OF LESLIE ORDAINS:**

**SECTION ONE:** Section 14.122.-Adoption and purpose. Is hereby amended to read as follows:

Sec. 14.122 Adoption and Purpose.

The International Property Maintenance Code, 2012 Edition, including all amendments thereto, issued by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Leslie for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures in the city by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; and the issuance of permits and collection of fees therefor. All regulations, provisions, penalties, conditions and terms of the International Property Maintenance Code, 2012 Edition, are hereby referred to, adopted, and made part hereof, as though fully set forth in this Code section, except those sections herein deleted or amended as stated in section 14.123 herein.

**SECTION TWO:** Section 14.123-Additions, insertions, deletions, and revisions. Is hereby amended to read as follows:

Sec. 14.123 Additions, Insertions, Deletions, and Revisions.

The following sections and/or subsections of the International Property Maintenance Code, 2012 Edition have been added, deleted, supplemented or amended as set forth below, and together,

comprise the Property Maintenance Code of the City of Leslie. Those sections and/or subsections shall hereby read as follows:

**Section 101.1 Title.** These regulations shall be known as the Property Maintenance Code of City of Leslie, herein referred to as the "Code".

**Section 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Michigan Residential Code, Michigan Uniform Energy Code, Michigan Rehabilitation Code for Existing Buildings, the City of Leslie Zoning Ordinance set forth in Chapter 98 herein, the Michigan Plumbing Code, the Michigan Mechanical Code, the 2011 National Electrical Code with part 8 amendments, and the International Fire Code. When a code other than that, which is hereby listed, is referenced within this code, the locally adopted equivalent code shall be the reference standard.

**Section 106.3 Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 107, relating to Section 108.4.1 and Section 108.5 shall be deemed guilty of a misdemeanor. Any person failing to comply with a notice of violation or order served in accordance with Section 107 for any other section of this code shall be deemed guilty of a civil infraction. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**Section 109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be charged against the real estate upon which the work was performed and shall be a lien upon such real estate.

**Section 111.1 Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within ten (10) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

**Section 112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a civil infraction.

### **Section 202 General Definitions.**

The following terms, as used in this Chapter of the Code of Ordinances for the City of Leslie, shall mean the following:

**ANCHORED.** Secured in a manner that provides positive connection.

**APPROVED.** Approved by the code official.

**AUTHORIZED CITY OFFICIAL.** Refers to the City Manager, Zoning Administrator, Code Enforcement Officer, or his/her agent.

**BASEMENT.** That portion of a building which is partly or completely below grade.

**BATHROOM.** A room containing plumbing fixtures including a bathtub or shower.

**BEDROOM.** Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

**CODE.** Any code or ordinance adopted by Leslie City Council.

**CODE OFFICIAL.** The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

**COMMON AREA.** The area in a rental dwelling or complex not within a tenant's private rental unit. It may include, but is not limited to, hallways, basement areas, common exterior stairways, balconies and space which contain mechanical, electrical or plumbing equipment.

**CONDEMN.** To adjudge unfit for occupancy.

**DETACHED.** When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

**DETERIORATION.** To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

**DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**EASEMENT.** That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

**EQUIPMENT SUPPORT.** Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snigger(s), hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

**EXTERIOR PROPERTY.** The open space on the premises and on adjoining property under the control of owners or operators of such premises.

**GARBAGE.** The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

**GOOD FAITH EFFORT.** Work done towards removing or rectifying a code violation, while not completed, in the sole opinion of the authorized city official, substantial, and tangible progress toward that end has been made.

**GUARD.** A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

**HABITABLE SPACE.** Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

**HOUSEKEEPING UNIT.** A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

**IMMINENT DANGER.** A condition which could cause serious or life-threatening injury or death at any time.

**INFESTATION.** The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

**INOPERABLE MOTOR VEHICLE.** A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**LABELED.** Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

**LET FOR OCCUPANCY or LET.** To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

**NEGLECT.** The lack of proper maintenance for a building or structure.

**OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.

**OCCUPANT.** Any individual living or sleeping in a building, or having possession of a space within a building.

**OPENABLE AREA.** That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

**OPERATOR.** Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

**OWNER.** Any person, agent, operator, firm, limited liability company, agent, operator, manager, partnership or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the state 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. Owner shall not include a tenant.

**OWNER OCCUPIED DWELLING.** A dwelling which a person both owns as a title holder or land contract purchaser and lives in as his or her true, fixed and permanent home to which, whenever absent, the person intends to return.

**PERSON.** An individual, corporation, partnership or any other group acting as a unit.

**PEST ELIMINATION.** The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

**PREMISES.** A lot, plot or parcel of land, easement or public way, including any structures thereon.

**PUBLIC WAY.** Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

**RENTAL COMPLEX.** A group of rental dwellings.

**RENTAL DWELLING.** Any dwelling containing a rental unit, a rooming unit, or hotel/motel unit, including single-family homes and mobile homes occupied by a tenant or tenants.

**RENTAL PROPERTY.** Refers generally to all rental complexes, dwellings and units.

**RENTAL UNIT.** A particular living quarter(s) within a dwelling intended for occupancy by a person other than the owner and the family of the owner, including mobile homes, single-family homes, apartments, hotel/motel units, rooming units, and for which a remuneration of any kind is paid.

**ROOMING HOUSE.** A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

**ROOMING UNIT.** Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

**RUBBISH.** Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

**SLEEPING UNIT.** A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

**STRICT LIABILITY OFFENSE.** An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

**STRUCTURE.** That which is built or constructed or a portion thereof.

**TENANT.** A person, corporation, partnership or group, not holding any legal or equitable title to the property, occupying a building or portion thereof as a unit.

**TOILET ROOM.** A room containing a water closet or urinal but not a bathtub or shower.

**ULTIMATE DEFORMATION.** The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

**VENTILATION.** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

**VIOLATION NOTICE.** A written correspondence issued by the Code Enforcement Officer advising an owner, or his agent, of a violation of this ordinance. Violation notices shall list all infractions and corrective measures necessary to comply with this ordinance and a time period within which corrections must be completed.

**WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

**Section 302.4 Weeds.** Weeds or grasses in excess of eight (8) inches in height shall be prohibited on residential properties and on parcels of land along improved streets in common usage within the City, to a depth of 165 feet or the depth of the parcel, whichever is less.

In lieu of the notice provisions in § 107<sup>1</sup>, the City may publish a notice in a newspaper of general circulation within the City of Leslie or on Social Media and the City website during the month of March that grass and weeds in violation of the provisions of this Ordinance not cut by May 1 of the same year will be cut by the City and the owner of the property shall be charged with all associated costs thereof. The City may cut such weeds and grass as many times as shall be necessary after the publication of the aforementioned notice without further notice and the expenses incurred by the City shall be placed as a lien against the property taxes. An administrative fee may be authorized by resolution of the Leslie City Council to reflect the administrative costs and man hours incurred by the City.

Trees, shrubs and other landscape plantings shall be tended and well maintained at all times. Dead or dying trees and shrubs will be removed promptly.

**Section 302.7 Accessory structures.** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. The installation or use of temporary accessory structures including, but not limited to those utilizing tarps, canvas, plastic, or any other material which is not deemed acceptable by the State Building Code shall be prohibited unless otherwise approved and/or permitted by the City Building Official or the Zoning Administrator.

**Section 304.2 Protective treatment.** 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 watertight. 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. Repairs, maintenance and materials shall be consistent in appearance with and character with the rest of the structure.

**Section 304.3 Premises Identification.** 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 a minimum of four (4) inches high and shall be standard numerals. Alphabet letters shall be prohibited.

**Section 304.13.1 Glazing.** All glazing materials shall be maintained free from cracks and holes. Glazing panels which are clouded or fogged shall be replaced.

**Section 304.14 Insect Screens.** During the period from April 1 to October 1, every door, window and other outside opening shall be supplied with approved tightly fitting screens of not

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<sup>1</sup> Section 107 of the International Property Maintenance Code 2012 Edition, specifically 107.1-107.3.

less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

**Section 505.1 General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Michigan Plumbing Code.

**Section 602.3 Heat Supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1st to June 1st to maintain a temperature of not less than 68° F (20° C) in all habitable rooms, bathrooms, and toilet rooms.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

**Section 602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from September 1st to June 1st to maintain a temperature of not less than 65° F (18° C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**Section 604.3.2.1 Electrical equipment.** Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, which have been exposed to fire, shall be replaced in accordance with the provisions of the Michigan Building Code and Michigan Electric Code.

**Exception:** Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

**Section 302.1 Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.



**Section 302.1.1 Furniture.** Furniture which is not intended or designed for outdoor use shall not be placed outdoors or on exterior balconies, porches, decks, landings, or other areas outside of any structure.

**Section 304.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**Section 304.6.1 Skirting.** Manufactured homes and trailers shall have continuous skirting around the bottom perimeter of said structure.

**Section 308.4 Rubbish and garbage container storage.** All rubbish and garbage containers shall be placed at curbside no more than twelve (12) hours in advance of the scheduled rubbish or garbage pickup. All such containers shall be kept in an inconspicuous place between pickup intervals.

All other sections and/or subsections of the International Property Maintenance Code, 2012 Edition as incorporated into the Property Maintenance Code of the City of Leslie not in conflict with those sections and sub-sections stated above, are reaffirmed and restated, as though fully set forth herein.

**SECTION THREE: SEVERABILITY & REPEAL.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

**SECTION FOUR: EFFECTIVE DATE.** Once adopted, this ordinance shall take effect seven (7) days after its publication as provided by law.

Certified to be a true and accurate copy of an Ordinance duly adopted by the Leslie City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Chelsea Cox  
City Clerk

**CITY OF LESLIE**  
**ORDINANCE NO. 226**

*To amend Chapter 34 "Environment" of the Code of Ordinances, City of Leslie, Ingham County, Michigan pertaining to Article II thereof, Nuisances.*

**PREAMBLE**

**AN ORDINANCE TO AMEND & REPEAL SECTIONS 34.31-34.84 OF ARTICLE II ("NUISANCES") OF CHAPTER 34 ("ENVIRONMENT"), TO ENACT THE FOLLOWING NEW SECTIONS: 34.31-INTENT, 34.32-PUBLIC NUISANCE DEFINED AND PROHIBITED, 34.33-NUISANCES PER SE, 34.34-CRIMINAL PENALTIES, APPEARANCE TICKETS, AND 34.35 CIVIL REMEDIES, TO THE CODE OF ORDINANCES, CITY OF LESLIE, MICHIGAN; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; TO SAVE AND PRESERVE ANY AND ALL RIGHTS, LIABILITY, CAUSES OF ACTION AND REMEDIES; AND TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE.**

**THE CITY OF LESLIE ORDAINS:**

**SECTION ONE:** Section 34.31-Definitions., 34.33-Nuisances prohibited., 34.34-Nuisances detrimental to children., 34.35-Offensive odors and unsanitary conditions., 34.56-Definitions., 34-57-Provisions of division to be deemed supplementary., 34.58-Violations declared a public nuisances., 34.59-Storage prohibited; exception., 34.81-Definitions., 34-82-Littering generally., 34.83-Allowing litter to remain on private property., and 34.84-Littering with posters, handbills, etc. are hereby repealed in their entirety.

**SECTION TWO:** Chapter 34, Sections 34.31-34.55 of the Code of Ordinances are hereby adopted and revised to read as follows:

Sec. 34.31. Intent.

This chapter is intended to promote the public health, safety and general welfare; to provide penalties for maintaining public nuisances; to provide for the abatement of public nuisances by the City and the collection of cost thereof.

Sec. 34.32. Public nuisance defined and prohibited.

Public nuisances shall include, but not be limited to, whatever is forbidden by any provision of this chapter. No person shall commit, create or maintain any public nuisance.

Sec. 34.33. Nuisances per se.

It shall be unlawful, punishable and subject to the remedies provided herein for any person, corporation, partnership, combination or association of persons to engage in conduct (including both acts of commission and omission), to act or maintain, create or accumulate the conditions prohibited herein. Except in areas zoned for and subject to the regulations pertaining to the activities described herein, no person within the City of Leslie shall:

- (1) Store, maintain or permit to remain outside of a completely enclosed building on any property owned or occupied by him, or throw, place, leave or permit the throwing, placing or leaving on the premises of another any refuse, trash, junk or junk motor vehicles.

"Junk motor vehicles" shall include any motor vehicle:

- a. Which is not currently licensed for use upon the highways of this state;
- b. Which does not display a current, valid license plate;
- c. Which is for any reason disabled or not lawfully operative on the highways of this state or which is not repairable;
- d. Which has remained on the premises of another without the consent of the owner or occupant of the property or after the consent of the owner or occupant of the property has been revoked.

"Junk," as used herein, shall include, but not be limited to, dismantled motor vehicles, parts of machinery or motor vehicles; unlicensed or inoperative trailers; unused stoves, refrigerators, water heaters or other appliances; scrap metal; scrap building materials; garbage, trash or other cast-off material; organic refuse; food wastes; ashes; dead animals; fish; animal bones; hides; rotten soap; grease, tallow, offal; shells, food containers or wrappings; cans, bottles, jars, crockery; discarded furniture, cartons, boxes, crates, rags; discarded clothing, bedding, floor covering; wallpaper; sweepings; waste paper, newspaper or magazines; excrement; rot; construction debris (including, but not limited to, lumber, bricks, blocks, plumbing or heating materials, concrete, cement, electrical materials or siding); yard debris or rubbish (including, but not limited to, grass clippings, clippings from hedges or shrubs, or detached tree branches); industrial waste; unclean or nauseous fluids or gases.

This section shall not be deemed to apply to the outside storage of farm machinery or parts thereof in areas of the City zoned for agricultural use; provided, that the machinery is owned by the occupant of such premises for use on that owner's or occupant's properties, is not stored or maintained for purposes of salvage or resale and is operative.

- (2) Leave or keep in an area open and accessible to the public or children any abandoned, unattended, unused or discarded icebox, refrigerator or any air-tight container of any kind which has a snap latch or other locking device thereon without first removing the snap latch or other locking device or the doors from such icebox, refrigerator or other such air-tight container.

- (3) Maintain, keep or permit a vacant, abandoned or unsafe building or structure on premises within the City unless such buildings are locked and secured so as to prevent entrance by unauthorized persons and children.
- (4) Keep or maintain a blighted structure. The term "blighted structure," as used herein, shall include, without limitation, any dwelling, garage, factory, shop, store, building, warehouse or any other structure or portion thereof which, due to partial demolition, fire, wind, nature disaster or physical deterioration, is no longer safe or habitable as dwelling or for the purpose for which it may have been intended.
- (5) Keep, sell, board, house, possess or maintain any wild, non-domesticated or untamed animals, including, but not limited to, lions, tigers, and bears, poisonous reptiles, alligators, crocodiles, poisonous fish, poisonous insects, poisonous arachnids or any other wild, undomesticated or untamed animals. This section shall not be deemed to prohibit a circus, zoo, menagerie, serpentarium, aquarium, laboratory or department or agency of community and human service from keeping the above where the same are securely confined under the care or custody of an attendant ensuring the public that the public will not be harmed. This section shall not apply to the keeping of birds, dogs, cats or other harmless and domesticated pets and customary farm livestock including cattle, horse, pigs, sheep, goats and fowl.
- (6) Cause, suffer or allow any dog which he or she owns, harbors, keeps or is placed in charge of, to soil, to defile or to defecate on any public thoroughfare, public right-of-way, sidewalk, passageway, bypass, play area, park, any place where people may congregate or walk, or upon any public property whatsoever, or upon any private property without permission of the owner of such property, unless the person who owns, harbors, keeps or is in charge of such dog shall immediately remove all droppings deposited by such dog in a sanitary method in a container of sufficient size to collect and remove the droppings. The person shall exhibit the container upon the request of any City official or law enforcement officer. All such droppings removed from the aforementioned areas shall be disposed of by the person owning, harboring, keeping, or in charge of such dog, in a sanitary method on the property of the person owning, harboring, keeping, or in charge of such dog. The prohibitions of this subsection shall not apply to seeing-eye dogs or other animals being used by handicapped persons for the purpose of assistance in connection with their handicaps.
- (7) Store, accumulate, maintain or permit the storage or accumulation of animal feces on property which that person owns, occupies or controls so that the odor of animal feces is detectable from neighboring properties. This provision shall not restrict the accumulation of animal manure on agriculturally zoned properties; provided, that the manure is being stored and/or used for fertilizer in the course of agricultural activities on that property.

Sec. 34.34. Criminal penalties; appearance tickets.

- (a) Any person found to be in violation of this chapter or Code section wherein the condition has existed for more than seven (7) days shall be deemed guilty of a misdemeanor and shall be

imprisoned for not more than ninety (90) days and fined in an amount not to exceed five hundred dollars (\$500.00), or both such fines and imprisonment, plus such costs as the court may deem appropriate in the premises. Charges may be issued upon complaints initiated by private citizens; provided, that complete and sufficient direct or circumstantial evidence of the violation is given to City officials in written form and signed by such private citizen(s). In all arrests and prosecutions for violation of this chapter or Code section, appearance tickets and the appropriate procedures set forth in 1968 PA 147, as amended, may be used whenever appropriate.

- (b) Any person found to be in violation of this chapter wherein the condition has existed for less than seven (7) days shall be deemed responsible for a municipal civil infraction and subject to civil fine of not to exceed five hundred dollars (\$500.00) plus court costs and abatement costs.

#### Sec. 34.35. Civil remedies.

In addition to the remedies provided herein, any violation of this chapter or Code section shall be deemed a nuisance per se and the Leslie City Council, its officers, agents or any private citizen may take such action in any court of competent jurisdiction to cause the abatement and cessation of such nuisance, including injunctive relief.

#### Sec. 34.36. Abatement; costs; administrative fee; authority of officers.

- (a) *Authority to abate nuisances.* In addition to the remedies provided herein, the City Manager, clerk, building inspector, zoning inspector, code enforcement officer or the duly authorized representatives of such officials may take appropriate acts authorized by law to abate all nuisance conditions which violate this chapter or Code section. If the nuisance condition exists upon City property or upon the property of another municipal corporation with the boundaries of the City, the nuisance may be abated without notice.
- (b) *Notice to abate nuisance.* Whenever a nuisance condition described above shall exist on private premises within the City, the City Manager or his/her agent shall give notice in writing by first class mail addressed to the owner or occupant of the property where the nuisance exists or to the person(s) otherwise responsible for the nuisance condition. The notice shall specify the location and nature of the public nuisance and shall indicate that such owner or occupant or person otherwise responsible is required to repair, tear down, abate or otherwise remove the nuisance condition within ten (10) days of the mailing of the notice, and shall further state that if the nuisance condition is not repaired, torn down, abated or otherwise removed, that the nuisance will be repaired, torn down, abated or otherwise removed by the City Manager or his agent and the cost thereof charged as specified herein. If the actual owner or occupant of the premises is unknown or cannot be located, notice may be given by posting a copy of the notice upon a conspicuous part of the property where the nuisance is located or by mailing a copy of the notice by first class mail addressed to the owner or party in interest at the address shown on the City tax records at least ten (10) days before further action by the City will occur.

- (c) *Actions by City not to act as relief for owner's responsibility.* Action by the City to abate or remove the nuisance condition shall not excuse or relieve any person of the obligation imposed by this chapter or Code section to keep the property free from nuisance conditions or from penalties for violations hereof.
- (d) *Costs; administrative fee; lien.* All expenses incurred by the City in repairing, tearing down, securing, cleaning up, abating or otherwise removing a public nuisance under this chapter or Code section, in addition to any administrative fee, shall be charged to the person responsible therefor, the occupant of the land in question or the person who appears as owner or party in interest upon the last local tax assessment records of the City. An administrative fee may be authorized from time to time by resolution of the City Council to reflect the administrative cost and man hours incurred by the City officials, agents and employees in investigating, prosecuting and remedying violations of this chapter or Code section. If the person fails to pay the charges within thirty (30) days after a statement is mailed to him or her, the amount of the City's expense and administrative fee may be paid from the City general fund and the amount thereof shall be assessed against the lands on which the expenditures were made on the next general assessment roll of the City and shall be collected in the same manner as other taxes are collected. The City shall have a lien upon such lands for such expense and administrative fee, and the lien shall be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.
- (e) *Authority of officers.* Express authority to enter upon lands and investigate, repair, tear down, abate or otherwise remove public nuisances is hereby conferred upon the City Manager or his agent. If, after due notice is provided as specified above, the owner or occupant or other interested person fails to repair, tear down, abate or otherwise remove the public nuisance, the City Manager or his/her agent is empowered to enter upon the lands where such nuisance is located and repair, tear down, abate or otherwise remove the public nuisance and charge the costs therefor as specified herein.

Section 34.37 – 34.55. – Reserved

**SECTION THREE. Conflict and Repeal.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION FOUR. Effective Date.** This Ordinance shall take effect upon its adoption and publication as provided by law.

Certified to be a true and accurate copy of an Ordinance duly adopted by the Leslie City Council at its regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021.

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Chelsea Cox  
City Clerk

August 14, 2014

RE: Adoption and Enforcement of the 2012 International Property Maintenance Code

Dear City of Leslie Property Owner:

In December of 2012, the Leslie City Council adopted the 2012 International Property Maintenance Code (“Code”) as City of Leslie Ordinance No. 205 (“Ordinance”). A copy of the Code and Ordinance is available for review at the Leslie City Offices, 106 E. Bellevue Street, Leslie, MI 49251.

The Council adopted the Ordinance to address concerns about the increasing number of properties that were falling into disrepair and the noticeable overall deterioration of many of the structures and homes in our City and neighborhoods. These properties cause public safety and health issues such as rodent and animal infestation and fire risks, among other things. The Council wants to do everything in its power to create a positive perception of our City and its neighborhoods not only locally, but for potential new businesses and residents. The Ordinance allows the City to regulate the conditions and the maintenance of all properties, buildings and structures by providing standards for supplied utilities, facilities, and other physical conditions essential to ensure that properties, buildings and structures are safe, sanitary, and fit for occupation and use.

Over the next several months we will be identifying areas of concern and addressing them systematically across the City. If there is a violation, the property owner will be sent a notice of the municipal ordinance violation which will state the nature of the violation, the corrective action to be taken, a date by which the violation must be corrected, and the penalty/fine(s) for any violation that is not corrected timely. Failure to take corrective action may result in further enforcement action. We will try to amicably work **with** the property owners, within reason, to remedy any violations. It is our hope that all parties involved will work together to make the City of Leslie a safer and more beautiful place to call home.

I welcome any questions or comments you may have in regards to this letter. Feel free to call me at 517-589-8236.

Respectfully yours,

Brian Reed  
City Manager/Zoning Administrator

- **ARTICLE I. - IN GENERAL**
- **Sec. 2-1. - Definitions.**

As used in this section:

*Act* means Act 236 of the Public Acts of 1961, as amended.

*Authorized city official* means police officers, the fire chief, the building inspector, zoning administrator or any other person authorized to issue municipal civil infraction citations or municipal ordinance violation notices, including appearance tickets.

*Bureau* means the city municipal ordinance violations bureau, as established by this chapter.

*Municipal civil infraction action* means a civil action in which the defendant is alleged to be responsible for a municipal civil infraction.

*Municipal civil infraction citation or citation* means a written complaint or notice prepared by an authorized city official, directing a person to appear in court regarding the occurrence or existence of a municipal civil infraction violation by the person cited.

*Municipal ordinance violation notice or violation notice* means a written notice, other than a citation, prepared by an authorized city official, directing a person to appear at the city municipal ordinance violations bureau and to pay the fine and costs, if any, prescribed for the violation by the schedule of civil fines adopted by the city, as authorized under Sections 8396 and 8707(6) of the Act.

(Ord. No. 206, § 1, 12-4-2012)

- **Sec. 2-2. - Municipal civil infraction actions; commencement.**

A municipal civil infraction action may be commenced upon the issuance by an authorized city official of (1) a municipal civil infraction citation directing the alleged violator to appear in court; or (2) a municipal ordinance violation notice directing the alleged violator to appear at the city municipal ordinance violations bureau.

(Ord. No. 206, § 2, 12-4-2012)

- **Sec. 2-3. - Municipal civil infraction citations; issuance and service.**

Municipal civil infraction citations shall be issued and served by authorized city officials as follows:

(1) The time for appearance specified in a citation shall be within a reasonable time after the citation is issued.

(2) The place for appearance specified in a citation shall be the district court.

(3) Each citation shall be numbered consecutively and shall be in a form approved by the state court administrator. The original citation shall be filed with the district court. Copies of the citation



shall be retained by the city and issued to the alleged violator as provided by Section 8705 of the Act.

(4) A citation for a municipal civil infraction, signed by an authorized city official shall be treated as if it were made under oath if the violation alleged in the citation occurred in the presence of the official signing the complaint and if the citation contains the following statement immediately above the date and signature of the official: "I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge and belief."

(5) An authorized city official who witnesses a person commit a municipal civil infraction shall prepare and subscribe, as soon as possible and as completely as possible, an original and required copies of a citation.

(6) An authorized city official may issue a citation to a person if:

a. Based upon the investigation, the official has reasonable cause to believe that the person is responsible for a municipal civil infraction;

b. Based upon investigation of a complaint by someone who allegedly witnessed the person commit a municipal civil infraction, the official has reasonable cause to believe that the person is responsible for such an infraction and if the prosecuting attorney or city attorney approved in writing the issuance of the citation.

(7) Municipal civil infraction citations shall be served by an authorized city official as follows:

a. Except as provided by subsection (7)b., hereof, an authorized city official shall personally serve a copy of the citation upon the alleged violator.

b. If the municipal civil infraction action involves the use or occupancy of land, a building or other structure, a copy of the citation does not need to be personally served upon the alleged violator, but may be served upon an owner or occupant of the land, building or structure by posting the copy on the land or attaching the copy to the building or structure. In addition, a copy of the citation shall be sent by first class mail to the owner of the land, building or structure at the owner's last known address.

(Ord. No. 206, § 3, 12-4-2012)

• **Sec. 2-4. - Same—Contents.**

(1) A municipal civil infraction citation shall contain the name and address of the alleged violator, the municipal civil infraction alleged, the place where the alleged violator shall appear in court, the telephone number of the court, and the time at or by which the appearance shall be made.

(2) Further, the citation shall inform the alleged violator that he or she may do one of the following:

(a) Admit responsibility for the municipal civil infraction by mail, in person, or by representation, at or by the time specified for appearance.

(b) Admit responsibility for the municipal civil infraction "with explanation" by mail, by the time specified for appearance, or in person or by representation.

(c) Deny responsibility for the municipal civil infraction by doing either of the following:

1. Appearing in person for an informal hearing before a judge or district court magistrate, without the opportunity of being represented by an attorney, unless a formal hearing before a judge is requested by the city.

2. Appearing in court for a formal hearing before a judge, with the opportunity of being represented by an attorney.

(3) The citation shall also inform the alleged violator of all of the following:

(a) That if the alleged violator desires to admit responsibility "with explanation" in person or by representation, the alleged violator must apply to the court in person, by mail, by telephone or by representation within the time specified for appearance and obtain a scheduled date and time for an appearance.

(b) That if the alleged violator desires to deny responsibility, the alleged violator must apply to the court in person, by mail, by telephone or by representation within the time specified for appearance and obtain a scheduled date and time to appear for a hearing, unless a hearing date is specified on the citation.

(c) That a hearing shall be an informal hearing unless a formal hearing is requested by the alleged violator or the city.

(d) That at an informal hearing the alleged violator must appear in person before a judge or district court magistrate, without the opportunity of being represented by an attorney.

(e) That at a formal hearing the alleged violator must appear in person before a judge with the opportunity of being represented by an attorney.

(4) The citation shall contain a notice in boldfaced type that the failure of the alleged violator to appear within the time specified in the citation or at the time scheduled for a hearing or appearance is a misdemeanor and will result in entry of a default judgment against the alleged violator on the municipal civil infraction.

(Ord. No. 206, § 4, 12-4-2012)

• **Sec. 2-5. - Municipal ordinance violations bureau.**

(a) *Bureau established.* The city establishes a municipal ordinance violations bureau, as authorized under Section 8396 of the Act, which shall include but not be limited to the city treasurer, the city clerk, the assistant city treasurer, and the assistant city clerk, to accept admissions of responsibility for municipal civil infractions in response to municipal ordinance violation notices issued and served by authorized city officials, and to collect and retain civil fines and costs as prescribed by these codified ordinances or any ordinance.

(b) *Location; supervision, rules and regulations; employees.* The bureau shall be located at city hall and shall be under the supervision and control of the city treasurer. The city treasurer, subject

to the approval of the council, shall adopt rules and regulations for the operation of the bureau and appoint any necessary qualified employees to administer the bureau.

(c) *Disposition of violations.* The bureau may dispose only of municipal civil infraction violations for which a fine has been scheduled and for which a municipal ordinance violation notice has been issued. The fact that a fine has been scheduled for a particular violation shall not entitle any person to dispose of the violation at the bureau. Nothing in this section shall prevent or restrict the city from issuing a municipal civil infraction citation for any violation or from prosecuting any violation in a court of competent jurisdiction. No person shall be required to dispose of a municipal civil infraction violation at the bureau, and may have the violation processed before a court of appropriate jurisdiction. The unwillingness of any person to dispose of any violation at the bureau shall not prejudice the person or in any way diminish the person's rights, privileges and protection accorded by law.

(d) *Scope of authority.* The scope of the bureau's authority shall be limited to accepting admissions of responsibility for municipal civil infractions and collecting and retaining civil fines and costs as a result of those admissions. The bureau shall not accept payment of a fine from any person who denies having committed the offense or who admits responsibility only with explanation, and in no event shall the bureau determine, or attempt to determine, the truth or falsity of any fact or matter relating to an alleged violation.

(e) *Municipal civil infraction violation notices.* Municipal ordinance violation notices shall be issued and served by authorized city officials under the same circumstances and upon the same persons as are provided for municipal civil infraction citations in subsection (g) hereof. In addition to any other information required by these codified ordinances or any other ordinance, the violation notice shall indicate the time by which the alleged violator must appear at the bureau, the methods by which an appearance may be made, the address and telephone number of the bureau, the hours during which the bureau is open, the amount of the fine scheduled for the alleged violation and the consequences for failure to appear and pay the required fine within the required time.

(f) *Appearance; payment of fines and costs.* An alleged violator receiving a municipal ordinance violation notice shall appear at the bureau and pay the specified fine and costs at or by the time specified for appearance in the municipal ordinance violation notice. An appearance may be made by mail, in person or by representation.

(g) *Procedure where admission of responsibility is not made or fine is not paid.* If an authorized city official issues and serves a municipal ordinance violation notice and if an admission of responsibility is not made and the civil fine and cost, if any, prescribed by the schedule of fines for the violation are not paid at the bureau, a municipal civil infraction citation may be filed with the district court and a copy of the citation may be served by first class mail upon the alleged violator at the alleged violator's last known address. The citation filed with the court does not need to comply in all particulars with the requirements for citations as provided by Sections 8705 and 8709 of the Act, but shall consist of a sworn complaint containing the allegations stated in the municipal ordinance violation notice and shall fairly inform the alleged violator how to respond to the citation.

(Ord. No. 206, § 5, 12-4-2012)

- **Sec. 2-6. - Civil penalties.**

(a) A schedule of civil fines payable to the municipal ordinance violations bureau for admissions of responsibility by persons served with municipal ordinance violation notices is hereby established.

The fines for violations shall be as follows:

First offense ..... \$50.00

Second repeat offense within one year ..... 150.00

Third and subsequent repeat offense within one year ..... 300.00

(b) A copy of the schedule, as amended from time to time, shall be posted at the municipal violations bureau.

(c) A separate offense shall be deemed committed each day on which a violation or noncompliance occurs or continues, unless otherwise provided.

(Ord. No. 206, § 6, 12-4-2012)

- **Sec. 2-7. - Officials authorized to issue citations and violation notices.**

Police officers, the fire chief, the building inspector, zoning administrator, or any other person authorized to issue municipal civil infraction citations or municipal ordinance violation notices, including appearance tickets.

# **Excerpts from Property Maintenance Code Re: Violation Notice, Prosecution & Appeals**

## **Notice of Violation:**

Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3. **(106.2 & 107.1 Property Maintenance Code)**

Whenever the *code official* has *condemned* a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner* or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the *condemned* equipment. The notice shall be in the form prescribed in Section 107.2 **(108.3 Property Maintenance Code)**

## **Contents of Notice:**

Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.
5. Inform the property *owner* of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3 **(107.2 Property Maintenance Code)**

## **Method to Provide Notice:**

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. **(107.3 Property Maintenance Code)**

## **Prosecution for Failing to Comply with Notice Violation:**

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. **(106.3 Property Maintenance Code)**

**Proposed Amendment to this section:**

*Prosecution of violation.* Any person failing to comply with a notice of violation or order served in accordance with Section 107, relating to Section 108.4.1 and Section 108.5 shall be deemed guilty of a misdemeanor. Any person failing to comply with a notice of violation or order served in accordance with Section 107 for any other section of this code shall be deemed guilty of a civil infraction. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**Therefore, the acts that would constitute a misdemeanor would be:**

The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code. **(108.4.1 Property Maintenance Code)**

Any occupied structure *condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner* or any person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code. **(108.5 Property Maintenance Code)**

**All other acts in violation of the Property Maintenance Code would be civil infractions.**

**Appeals--Proposed Amendment Language:**

**Section 111.1 Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within ten (10) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

## Rental Registration Programs in other cities

### **City of Brighton Residential Rental Registration**

The City of Brighton City Council adopted an ordinance that requires the registration and inspection of rental units/houses within the City. This ordinance was adopted to benefit the City by:

- Protecting the health, safety and welfare of residents of rental properties and adjacent properties.
- Providing a tool to help maintain property values and "quality of life" within the immediate neighborhoods in which residential rental units are located.
- Enforcing common minimum standards for all residential rental units, structures and premises.

Effective July 5, 2013, Chapter 18, Article VI of our City's [Code of Ordinances](#) requires the registration and inspection of all residential rental units in the City. A residential rental dwelling unit is defined as a distinct individual living quarters within a building intended for occupancy by a person or persons other than the owner and the family of the owner, and for which a remuneration of any kind is paid. Single family residences, duplexes, apartments and rooming houses may all contain and be classified as rental units.

The owner of rental units within the City of Brighton must complete and file an application with the City of Brighton to register the units.

Failure to register a residential rental dwelling unit(s) within the applicable time period prescribed in Article VI of our City's [Code of Ordinances](#) shall constitute a civil infraction, which upon a finding of responsibility, therefore, shall subject the violator to a fine of up to \$500.00 per unregistered residential rental dwelling unit, together with the costs of such prosecution.

The ordinance requires the inspection of your rental unit(s) once every third year. Once our office has received the registration applications, City Staff will contact you with your inspection year.

[The International Property Maintenance Code \(IPMC\)](#) was used to establish the checklist of items to be inspected. The checklist to the International Property Maintenance Code is available by clicking [here](#) or at City Hall. If you have any questions regarding the ordinance or the registration/inspection, please feel free to contact the Rental Inspector, at [810-225-9257](tel:810-225-9257).

## **City of Lansing**

### **Rental Registration**

The City of Lansing has a strong interest in the maintenance and conservation of the existing and future rental housing stock. Early prevention with proactive inspections assures protection of the health, safety and welfare of Lansing residents. A Certificate of Compliance assures the occupant that the rental property is registered and meets the minimum standards of the Lansing Housing and Premises Code.

All rental properties within the City of Lansing, except owner-occupied single-family dwellings shall be registered as rentals.

### **Registered Rental Properties**

This Access-My-Gov database provides a listing of all registered rental properties within the City of Lansing. The properties may be searched by street address or owner. The listing provides the owners and/or agent's name, the Code Enforcement Officer (CCO) area, as well as the Expiration Date of the most recent Certificate of Compliance.

If you are considering renting a dwelling within the City of Lansing, the information this database provides is vital to your decision making process. If a property does not appear on this listing it is considered an unregistered rental which means it has not been inspected by the Office of Code Enforcement and may not meet the minimum standards of the Lansing Housing and Premises Code.

### **Housing Inspection History**

Housing Inspection History, this database provides a listing of all Housing Correction Notices issued within the City of Lansing from January 1, 2007 to date. The properties may be searched by street address. The listing provides the Violation Type, Tagged Status, Violation Date, and the requested Re-inspection Date as well as the Code Enforcement Officer (CCO) area.

For additional information please feel free to contact our office at 517-483-4361.

### **Unregistered Rental Properties**

For information regarding unregistered rental properties, please feel free to contact our office at 517-483-4361.



## Rental Registration Programs in other cities

### City of Bay City

#### Rental Registration and Inspection

All properties located within the City of Bay City are required to be registered, inspected and certified prior to it being occupied by a tenant.

##### Documents

*The following are documents used for rental registration and inspection:*

1. [Tenant Complaint Form](#)
2. [Rental Housing Checklist](#)
3. [Rental Housing Fees](#)
4. [Rental Dwelling Registration Form-Individual](#)
5. [Rental Dwelling Registration Form-Business](#)

##### FAQs

1. [Do rental properties need to be registered with the City of Bay City?](#)
2. [Who is required to register a rental property?](#)
3. [How can a property owner register his/her rental property?](#)

#### Building Rental

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##### [Hide All Answers](#)

#### **1. Do rental properties need to be registered with the City of Bay City?**

Yes. All properties located with the City of Bay City must be registered and certified with Code Enforcement Department prior to any tenants occupying the rental property.  
[Rental Registration and Inspection](#)

#### **2. Who is required to register a rental property?**

Any property that will be rented for residential purposes must be registered, inspected and certified.

#### **3. How can a property owner register his/her rental property?**

An application will need to be filled out and returned to Code Enforcement.  
You can find out more via the link below:  
[Rental Registration and Inspection](#)

#### **4. What is the cost to register a rental property?**

There is no initial cost to register a rental property. The property owner will be charged a yearly rental fee based on the number of units. [Rental-Housing Fees](#)  
[Click here for Fee Schedule.](#)

#### **5. What code do you use to inspect a rental property?**

The inspections are based on the 2012 International Property Maintenance Code.

#### **6. How does a tenant go about filing a complaint regarding a rental property?**

Tenants may file a complaint by filling out a tenant complaint form. An inspection will be scheduled based on the complaint.  
You can find the form here: <https://www.baycitymi.org/539/Rental-Registration-and-Inspection>  
[Click here for Tenant Complaint Form.](#)

## Rental Registration Programs in other cities

### City of Owosso

#### Rental Registration & Inspection:

- [Ordinance](#)
- [Program Brochure/FAQ](#)
- [Rental Registration Form.pdf](#)

#### Vacant Property Registration:

- [Ordinance](#)
- [FAQ](#)
- [Vacant Property Registration Form.pdf](#)

#### Resources for Tenants/Landlords:

- Michigan Tenants & Landlord Handbook <http://www.legislature.mi.gov/documents/publications/tenantlandlord.pdf>
- Legal Aid of South Central Michigan <http://www.lsscm.org/>
- Michigan Housing Locator <http://www.michiganhousinglocator.com/>

### City of Rochester

#### Rental Registration Program

#### Register Rental Property

The city has implemented a Property Inspection Program to ensure the health, safety, and welfare of our citizens. If you have any questions regarding the registration or inspection please contact the Rochester Fire Department Code Compliance Division at 248-841-1439 or [email](#).

To begin the registration process please fill out the [Single Unit Registration and Inspection Form](#). If you represent an apartment complex (not duplex) and are registering multiple units please fill out the [Apartment Complex Change of Occupancy Form](#).

#### Tenant and Landlord Guide

The State of Michigan has published [Tenants and Landlords: A Practical Guide](#) as a resource to inform tenants and landlords about their rights and responsibilities in a rental relationship.

## Rental Registration Programs in other cities

### **City Of Southfield**

#### **Rental Housing**

The following should serve as a guide for the registration process:

City of Southfield [Rental Registration Ordinance No. 1656](#) requires all one (1) and two (2) family, rented or leased dwellings be registered and inspected every three years. Failure of the owner or the agent of the owner to comply is a municipal civil infraction, punishable by a fine of up to \$500.00 not including costs. Additionally, the city may request equitable relief to ensure compliance with the above referenced ordinance.

Submit an application for [Rental Registration](#) (interactive PDF) and the \$300.00 registration fee, plus a \$40 application fee (checks payable to the City of Southfield).

1. Arrange a date and time for the inspections with the Rental Registration Coordinator. Inspections take place weekdays and are scheduled for a three-hour time frame either in the morning (9:30 a.m. – 12:30 p.m.) or in the afternoon (12:30 p.m. – 3:30 p.m.). An adult must be present during the entire three-hour time period in order to allow the Building Inspector to gain access.
2. If housing code violations are cited, you are given thirty days to obtain any permits which may be required by the Southfield Building Department, make the necessary corrections, and schedule follow-up inspections.
3. The rental Certificate, required by Ordinance No. 1656, is issued after all the inspections pass.
4. In three years, the Certificate expires and you must contact the City of Southfield to start the certification process from the beginning.

**CITY OF LESLIE NOTICE OF HYBRID ELECTRONIC MEETING  
WORKSHOP MEETING OF THE CITY COUNCIL  
TUESDAY, JUNE 15, 2021 AT 6:00 PM**

**Purpose of Meeting**

Regular meeting of the Leslie City Council.

**Reason for Electronic Meeting**

In accordance with State Law, which has authorized remote participation in public meetings for a defined reason, it has been determined by the Mayor, in consultation with the City Manager (in accordance with Resolution 2021-05) that an electronic meeting is necessary to protect the public health.

Members of the public may view the meeting live at:

<https://cityofleslie.webex.com/cityofleslie/onstage/g.php?MTID=e835e36792ecef73d5e8da8b6eb53057>

Or Dial In: 1-415-655-0001 and follow the prompts.

Members of the public may submit comments to be read aloud by the City Manager during public comment by e-mailing comments (Include your full name and address) in advance of the meeting to [manager@cityofleslie.org](mailto:manager@cityofleslie.org) or during the public comment portion of the meeting by submitting your full name, address, and comment on the live stream of the meeting. Comments should be limited to no more than three minutes. A broadcast of the meeting will also be available within eight business days on the City of Leslie website at [www.cityofleslie.org](http://www.cityofleslie.org).

**Public Input and Questions on Business before the Leslie City Council Workshop Meeting**

Members of the public may contact the City Manager to provide input or ask questions regarding the Leslie City Council meeting by e-mail at [manager@cityofleslie.org](mailto:manager@cityofleslie.org).

**Persons with Disabilities Participation Instructions**

The City of Leslie will provide reasonable accommodations to individuals with disabilities who want to electronically attend the meeting with twenty-four (24) hour notice to the City of Leslie.