



Community and Economic Development Department

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From: **Larry Sommer, Rental Inspector**

Date: September 16, 2020

Subject: **Fall 2020 Updates to the Township's Rental Housing Licensing and Inspection Program**

First of all, thank you!

Thank you for being cooperative with the Township in completing this year's housing inspections. We have all had to adjust our "normal" processes in response to the COVID19 virus pandemic. Thank you for doing your part to make the process easier for all concerned. The Township is committed to a safety-first approach to inspections and will continue to be sensitive to the social comfort levels of owners and occupants as we work to fulfill our responsibilities.

This communication is intended to keep you up to date on the latest changes to the Township's Rental Housing Licensing and Inspection Program:

We have a new Rental Housing Information webpage, which can be found under "Departments" on the Township's website or at this link:

<http://www.uniontownshipmi.com/Departments/RentalHousingInformation.aspx>

In response to recommendations from staff, the Township Board of Trustees took action on August 12, 2020 to adopt a **comprehensively updated Housing License Code Ordinance No. 20-04**. The new ordinance can be found on the Township's website, along with other useful information for you and your tenants.

This new Housing License Code will allow our code to be updated as the referenced International Property Maintenance Code (IPMC) is updated. Other changes include updated licensing requirements, inspection provisions, penalties for violations, and provisions for license suspension, appeals, and collection of unpaid housing licensing and inspection fees.

Other reminders for owners and occupants of rental housing:

- All smoke detectors are required to be no more than 10 years old. The date can be found on the back side of the unit. When installing new detectors, it is helpful to put the date on the front of the unit. This allows for easy reference for the age of the unit.
- Please remind all tenants they should not tamper or remove the smoke detectors or the carbon monoxide detector.
- Please remind all tenants that doors, halls, and bedroom windows need to be clear of obstructions. This is for their safety and the emergency services if needed.
- Gas cans and liquid propane (LP) tanks should not be stored in the unit. The only exception is the one-pound disposable LP tank (such as the small green "Coleman" tank).
- Inside furniture should be used inside. If used and left outside, it will become an ordinance enforcement issue subject to tickets and fines from \$50.00 to \$400.00 per day.