

Sec. 14-149. Owner-Occupied Rental.

A dwelling that meets the definition of an Owner-Occupied Rental as defined in this Article is not required to obtain a license for the rental property which would otherwise be required by Section 14-148 above as long as the dwelling continues to meet the Owner-Occupied definition contained in 14-147. However, Owner-Occupied Rentals are required to:

- A. Submit an application to the Code Enforcement Officer that includes the following:
 - 1. Name(s) of all owners of record of the property;
 - 2. Address of the property;
 - 3. Zoning Designation;
 - 4. Floor plans and site plans, which must include parking area;
 - 5. Copy of the lease;
 - 6. Initial application fee of \$100.
- B. Comply with Sections 14-150, 14-151, and 14-152.
- C. Comply with the zoning ordinance in regard to the number of tenants allowed.
- D. Comply with any other City of Houghton, Michigan, or Federal law, code, ordinance, rule or regulation.
 - 1. Provide off-street parking in compliance with the property review standards in Section 14-148 (2)(a)(1).
- E. Submit to an annual inspection by the Code Enforcement Officer.
- F. Pay an annual administrative fee of \$50 and upon submission of the annual administration fee, provide a copy of the then existing lease.
- G. Appeals of any decision in this Section follow the process in Section 14-148 (M).

The Code Enforcement Officer will keep records of all Owner-Occupied rentals in the City. An Owner-Occupied rental's exemption from licensing ends when it fails to meet the Code definition of Owner Occupied, or when the property changes ownership.