

RENTAL HOUSING PERMIT

Municipal Code Section 15.16

Permit Required

- No owner shall operate a dwelling unit producing rental income unless he or she holds a valid permit, issued by the city, in his or her name and for the specific dwelling unit.
- “Rental Income” means payment or other considerations, including by not limited to, house-sitting, baby-sitting, elderly care, housework, lawn care, and general maintenance.

Code requirements – See Municipal Code Section 15.16 for all the requirements.

- Bedrooms requirements
 1. Minimum 80 square feet in size
 2. Must have an egress window or door that leads directly to the exterior
 3. At least 3-electrical outlets and a light
 4. Lockable door to provide privacy and security
- Properly functioning HVAC (heat), Plumbing, & Electric
- Smoke and Carbon Monoxide detectors are required. One CO detector per floor level and Smoke Detectors in each bedroom and one in the same level common area within within 21-feet of any bedroom door.
- Maximum occupancy
 1. Dictated by the number and size of the bedrooms. (80 sq/ft for the 1st person and an additional 40 sq. ft. to allow a 2nd person.)
 2. Maximum occupancy in an R-1 Zoning district is 4-persons. (Existing permitted occupancies of 5 are grandfathered until 2020.)
 3. Maximum occupancy in all other Zoning districts – 5-persons

Inspections

- Only Rental “complaint” inspections are completed as needed. If justified, a \$100 inspection fee will be assessed and citations may be issued.

Permit fee

- Per rental unit: \$10.00 annually

Submittal for rental permits

1. Signed & completed application
2. Permit fee

This list is **not all inclusive**. If you have any questions, please contact the Building Inspectors at 715-426-3426 or 715-426-3427.

Garbage Information

General Contract Information

- All Single Family and Duplex properties are REQUIRED to be in the City contract with Advanced Disposal
- Other multi-unit facilities can opt-in to the contract if certain requirements are met.
- Both City garbage policy and City rental license require that you provide garbage service to the property whether the property is occupied or not.
- We chose to do a contract with one company for many reason:
 - Provide cost-effective service
 - Know who to contact when there is an issue with garbage in streets or parks
 - To be able to provide Spring and Fall Clean Up operations
 - To provide pickup at all City parks and buildings at no charge

Billing to owners

Starting January 1, 2015, all garbage accounts on rental properties shall be in the owner's name. Please contact Advanced Disposal prior to that date to change billing into your name. If you do not make this change on your own, we will be working with Advanced to force these changes in the month of January. This change will hopefully clear up ambiguity related to adequate trash service, late pays, no pays, and alleviate tax roll surprises.

Current rates

<u>Size of Refuse Cart</u>	<u>Monthly Charge</u>
35 Gallons	\$11.75
64 Gallons	\$12.50
96 Gallons	\$13.00

For more information

Advanced Disposal: 866.983.6542 (to change billing information)

Kristy Treichel, City of River Falls: 715.426.3412, ktreichel@rfcity.org (questions about City policy or issues with Advanced Disposal Customer Service)

www.rfcity.org/garbage