

ORDINANCE NO. 1635

**AN ORDINANCE AMENDING MUNSTER TOWN CODE CHAPTER 10,
ARTICLE 9, REGULATING RENTAL DWELLING AND DWELLING UNITS**

WHEREAS:

The Town of Munster has previously adopted an ordinance regulating rental dwellings and dwelling units in the Town of Munster, codified at Chapter 10, Article 9, of the Munster Town Code, and

WHEREAS:

The State of Indiana has adopted a statute modifying regulation of rental property by municipalities titled HEA 1403;

WHEREAS:

The Town intends to amend its code provisions regulating rental dwellings and dwellings units to comply with Indiana State statutes.

NOW THEREFORE, BE IT ENACTED AND ORDAINED that Munster Town Code Section 10, Article 9, as amended from time to time is further amended by the Town Council of the Town of Munster, Indiana, as follows:

1. Section 10-633 shall be amended by the deletion of the current section 10-633 (a) and replaced by the following section:

Section 10-633 (a). Inspection Fee. No fee shall be charged for the issuance of a rental permit. The fee for the tri-annual inspection shall be \$200 for each dwelling or dwelling unit payable at the time of application. If in the opinion of the Town Manager an owner with multiple dwelling units is to have multiple dwelling units inspected at the same time, and there appear to be savings to the Town in implementing this Article, the Town Manager, with reasonable discretion, may reduce the per dwelling unit permit fee for the several inspections to reflect the reduced costs to the Town.

The schedule and policy for reduced fees shall be published in Schedule A fees, as amended from time to time.

2. Section 10-633 is further amended by the addition of the following section:

(f) In the event an owner provides the Town with an inspection report which complies with the requirements of Indiana State Statute HEA 1403 prior to the date inspection is due under this code provision, the owner shall be exempt from the inspection requirements of this code. The inspection report provided must be certified by a party whose qualifications meet the requirements of HEA 1403 or the report must be certified by a home inspector licensed by the State of Indiana Home Inspectors Licensing Board.

3. Section 10-638 shall be amended by deletion of the current Section 10-638 and its replacement with the following:

Section 10-638. All inspection fees, fines and other charges collected in connection with this Article shall be maintained in a separate account by the Clerk-Treasurer's Office and may only be expended to reimburse costs incurred in carrying out the provision of this Article.

4. This Amendment to the Munster Town Code shall take effect upon passage and any publication required by law.

ENACTED and ORDAINED this 14TH day of JULY, 2014 by a vote of 5 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN
OF MUNSTER, INDIANA


John P. Reed, President

ATTEST:


David F. Shafer, Clerk-Treasurer