

STATE OF MICHIGAN
COUNTY OF WAYNE
CITY OF RIVER ROUGE

ORDINANCE NO. 2026- 475

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF RIVER ROUGE, MICHIGAN, BY REPLACING ORDINANCE #397, IN ITS ENTIRETY, WITH A NEW ORDINANCE WHICH SHALL BE ENTITLED *RENTAL DWELLINGS AND RENTAL UNITS*.

THE CITY OF RIVER ROUGE ORDAINS:

SECTION 1. AMEND the Code of Ordinances for the City of River Rouge by replacing Ordinance # 397, in its entirety, and by replacing it, with a new Ordinance which shall be entitled *Rental Dwellings and Rental Units*, which shall be designated and read as follows:

RENTAL DWELLINGS AND RENTAL UNITS

Sec. 86-100. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Apartment complex means a group of multi-rental dwellings held by common ownership and identifiable to the public under a common name.

Certificate of compliance means a certificate issued by the building department which certifies compliance with the provisions of the codes and ordinances adopted by the city that apply to rental dwellings and rental units. A certificate of compliance shall be valid for three years from the date of issue. A valid transfer of an existing certificate of compliance shall be required following any sale or transfer of a rental dwelling or a rental unit as hereinafter provided.

Cooperative apartment complex means a group of dwellings, in one or more buildings, held by individual ownership and identifiable to the public under a common name.

Lease means any written or oral agreement that sets forth any and all conditions concerning the use and occupancy of rental dwellings or rental units.

Multiple rental dwelling means to be a rental dwelling as defined in this section, which contains eight or more rental units.

New rental dwelling and/or cooperative apartments mean any structure, building, or other facility promised and/or leased or cooperatively owned by or to a residential tenant or tenants for use as a home, residence, or sleeping unit which has never been occupied and excluding any addition modification of an existing structure. The terms "new rental dwelling" and/or "cooperative apartments" includes by way of example, but is not limited to, one- and two-family dwellings, multiple-family dwellings, apartment units, cooperative apartment units and flats.

Notice of violation means a notice issued to the owner or responsible local agent stating that there has been a violation of a provision of this chapter or of any other applicable codes, ordinances, rules or regulations adopted by the city concerning any premises, rental dwelling or rental unit governed by this article.

Occupants includes all tenants, lessees or other persons residing within a rental dwelling or rental unit.

Owner means any person, agent, firm or corporation having a legal or equitable interest in the premises or a rental dwelling or a rental unit thereon other than that of occupant, tenant or lessee.

Premises includes and refers to a lot or tract of land that contains a rental dwelling located in the city.

Rental dwelling means any structure or building within the city that contains one or more rental or cooperative units that are leased to, or are capable of being leased to, or owned by residential tenants or lessees or cooperative owners for use as a home, residence, or sleeping unit. This definition includes but is not limited to one- and two-family dwellings, multiple-family dwellings, apartment units, cooperative apartment units and flats.

Rental unit means any area, room, structure, flat or apartment contained within a rental dwelling that is leased or rented, or offered for lease or rental, to a lessee, tenant, group of tenants, or family under one lease for residential purposes.

Sec. 86-101. - Violations; penalty.

(a) Any owner of a rental dwelling who shall fail to register a rental dwelling as required by this article, including a failure to register a transfer of ownership, shall be responsible for a municipal civil infraction punishable by a fine of \$150.00 for first offense, \$250.00 for second offense and \$500.00 for subsequent offenses. A fine can be issued for each day the violation exists.

(b) Any owner of a rental dwelling who has leased, rented or caused a rental unit to be occupied without a valid certificate of compliance in effect for that

rental unit as required by this article shall be responsible for a municipal civil infraction punishable by a fine of \$150.00, \$250.00 for second offense and \$500.00 for subsequent offenses. A fine can be issued for each day the violation exists.

(c) Except where otherwise provided, any owner who fails to comply with any of the requirements of this article shall be responsible for a municipal civil infraction punishable by a fine of \$150.00, \$250.00 for second offense and \$500.00 for subsequent offenses. A fine can be issued for each day the violation exists.

(d) Any owner and/or person who shall knowingly lease, rent or cause a rental unit to be occupied while there exists a dangerous condition that constitutes a hazard to the health or safety of the occupants or constitutes a threat to life or serious bodily injury shall be guilty of a misdemeanor.

(e) Any owner and/or person who shall knowingly supply any false information to the city, its building department or any inspector and/or employee of the city in regard to any requirement of this article shall be guilty of a misdemeanor.

(f) Each day that a violation of this article exists shall constitute a separate offense. Each violation of this article for each rental dwelling and/or rental unit shall constitute a separate offense.

Sec. 86-102. - Registration required.

The owners of any rental dwelling as herein defined shall register each such rental dwelling with the city and shall designate a person, as defined in section 86-105 as the responsible local agent who shall be legally responsible for operating the registered rental dwelling, the premises on which it is located, and the rental units it contains. The responsible local agent shall also be responsible for providing access to the rental dwelling, the rental units therein contained and to the premises where such rental dwelling is located for the purpose of making the inspections necessary to ensure compliance with the terms of this chapter and all applicable codes and ordinances adopted by the city. A certificate of compliance shall not be issued if the registration provisions of this chapter are not complied with or if no responsible local agent has been appointed.

Sec. 86-103. - Forms of application; fee.

(a) Applications for registration shall be made in such form and in accordance with such instructions as may be provided by the building department and shall include at least the following information (no post office boxes will be accepted as a legal address):

- (1) The name, address, telephone number, email address and copy of a valid government identification of the applicant.
- (2) The names, addresses, telephone numbers, email addresses and copies of a valid government identification of owners of the rental dwellings for which registration is sought.
- (3) The name, address, telephone number, email address and copy of a valid government identification of the responsible local agent.
- (4) The number of rental units in each rental dwelling being registered and the address of the rental dwelling, together with, where applicable, the number, letter, address or other similar distinguishing descriptions assigned to each rental unit contained within the rental dwelling.
- (5) The authorization appointing a responsible local agent.

(b) A fee as currently established or as hereafter adopted by resolution of the city council from time to time for each rental dwelling and multiple rental dwelling registered shall be paid at the time of registration. Upon registration, the building department shall forward one copy of the registration to the office of the city clerk and inform the applicants of the certificate of compliance requirements established by this article.

Sec. 86-104. - Term and renewal of registrations.

Registration of a rental dwelling shall be made prior to the use or occupancy of any rental unit contained within such rental dwelling. The term of the registration shall be valid as long as the ownership of the rental dwelling or rental unit remains unchanged. A fee as currently established or as hereafter adopted by resolution of the city council from time to time shall be paid at the time of registering the transfer of ownership of a rental dwelling and multiple rental dwelling.

Sec. 86-105. - Responsible local agent.

The responsible local agent shall be a person or representative of a corporation, partnership, firm, joint venture, trust, association, organization or other entity, having the local agent's place of residence in the county or within a 50-mile radius of the city and shall be designated by the owner as responsible for operating those rental dwellings, premises and rental units for which local agent has been appointed responsible local agent, in compliance with all the provisions of the city codes and ordinances. The owner may act as the responsible local agent provided the agent resides in the county or within a 50-mile radius of the city. All official notices of the city may be issued to the

responsible local agent and any notice so issued shall be deemed to have been issued upon the owner of record.

Sec. 86-106. - Transfer of ownership of a rental dwelling.

(a) Before a rental dwelling can be transferred, conveyed, leased, purchased or sold (including by land contract), a new inspection shall be required to obtain a certificate of occupancy for that dwelling. The certificate of occupancy shall serve as the initial certificate of compliance for one (1) year from the date of issuance. Thereafter, the rental dwelling shall be required to comply with section 86-107 of this Article.

(b) A new owner of a rental dwelling shall register in accordance with sections 86-102 through 86-104 and apply to have any certificates of compliance for each rental unit contained within such rental dwelling, then in existence, transferred into the new owner's name within ten days of the date of transfer of ownership, provided that such certificates of compliance are valid pursuant to subsection (a) of this section.

(c) It shall be unlawful for the owner of any rental dwelling who has received a notice of violation to transfer, convey, lease or sell (including by land contract) ownership and/or interest in any rental dwelling to another, unless such owner has first furnished to the grantee, lessee or vendee, or transferee a true copy of any notice of violation then in existence and shall have furnished to the building official a signed and notarized statement from the grantee, vendee or lessee, or transferee acknowledging the receipt of such notice of violation.

Sec. 86-107. - Certificate of compliance required.

(a) No person shall lease, rent or cause a rental unit to be occupied unless there is a valid certificate of compliance issued by the building department in the name of the owner or responsible local agent for that specific rental unit.

(1) The certificate of compliance issued by the city to an owner shall be kept on file at the office of the responsible local agent and made available to the city inspector on request.

(2) A certificate of compliance shall be issued to the owner by the building department for a rental unit only upon completion of the following steps:

- a. The registration of the rental dwelling with the city has been completed as provided in section 86-102.
- b. The submission of an application for a certificate of compliance by the owner or responsible local agent to the city on a form authorized by the building department.

- c. The completion of an inspection of the rental dwelling, the premises on which it is located, the site plan and each rental unit contained therein by inspectors for the city to determine whether any violation of the provisions of this article or of any other ordinance, code or regulation of the city exists.
- d. The preparation of a written report by the inspectors following the inspection listing all requirements to be met and violations or stating there are none.
- e. The satisfaction of or correction of each requirement and/or violation which such inspection discloses to be in existence according to the inspector's report. All corrections and requirements for a valid certificate of compliance to be issued must be accomplished within six months of the date of the initial inspection. If all corrections and requirements for a valid certificate of compliance are not completed within six months of the initial inspection, said inspection shall be deemed invalid and a new inspection, along with payment of all applicable fees, shall be required.
- f. The payment of all registration, transfer and inspection fees as provided by this article.
- g. The payment of all fines and penalties outstanding regarding a rental dwelling or unit.

(b) Before a certificate of compliance is issued, all requirements must be completed, and all violations must be corrected and approved. A rental dwelling or rental unit shall not be occupied without a valid certificate of compliance. In lieu of correcting all violations before occupancy, except where a dangerous condition exists that constitutes a hazard to the health or safety of the occupants or constitutes a threat to life or serious bodily injury, the amount of money reasonably required to correct any violation may be placed in escrow with the building department at its discretion. In that case, a provisional certificate may be issued pending full compliance. The escrowed funds for correcting violations in any such rental dwelling, premises or rental unit established according to this procedure will be released only after all violations are corrected. Said violations shall be corrected within six months of the date of the initial inspection.

(c) A certificate of compliance is valid for a period of one (1) year from its date of issuance, provided that the rental dwelling, the premises on which it is

located and the rental units contained within such rental dwelling remain in compliance with all applicable codes and ordinances.

(d) The inspection fees will follow the guidelines as provided in section 86-108(b).

(e) It shall be the responsibility of the owner to contact the City not less than thirty (30) days prior to the expiration of any certificate of compliance to set up an inspection for a rental dwelling to allow the property owner and/or agent time to effectuate all necessary maintenance and repairs to be issued a new certificate of compliance prior to the expiration of the existing one. A late fee will be assessed for owners that do not pay the annual inspection fee within thirty (30) days of the expiration of a certificate of compliance.

(f) The building department may revoke a certificate of compliance for a violation of any code, ordinance or rule or regulation adopted by the city applicable to rental dwellings and rental units.

(g) The building department may revoke a certificate of compliance for failure to pay all fines and penalties outstanding regarding a rental dwelling or unit.

Sec. 86-108. - Application form and fee.

(a) Applications for certificates of compliance shall be made in such form and in accordance with such instructions as may be provided by the building department and shall include at least the following information (no post office boxes will be accepted as legal addresses):

- (1) Names, addresses, telephone numbers, email addresses and copies of a valid government identifications of the owners of the rental dwelling.
- (2) Name, address, telephone number, email address and copy of a valid government identification of the responsible local agent.
- (3) Address (or other similar description) and number of all rental units for which a certificate of compliance is being requested.

(b) The initial inspection fee for a certificate of compliance shall be as currently established or as hereafter adopted by resolution of the city council from time to time. The initial fee includes one reinspection. The fee for each additional reinspection will be as currently established or as hereafter adopted by resolution of the city council from time to time. The inspection fees provided for in this section are applicable and required when renewing a certificate of compliance.

(c) Inspection fees, reinspection fees, and renewal inspection fees shall be paid prior to the date on which such inspection, reinspection or renewal inspection is conducted.

Sec. 86-109. - Inspections.

(a) The building department shall inspect, on a periodic basis and/or compliance basis, rental dwellings, the premises on which they are located and rental units regulated by this article.

(b) An inspection under this article shall be conducted in the manner, best calculated to secure compliance with this section, all applicable codes and ordinances of the city, and appropriate to the needs of the community. Inspections may be done in the following manner:

- (1) *Area basis.* Inspections may be conducted on an area basis whereby all of the regulated premises in a predetermined geographical area are inspected simultaneously or within a short period of time.
- (2) *Registration inspections.* Inspections may be conducted upon the registration of a rental dwelling.
- (3) *Renewal inspections.* Inspections may be conducted prior to the expiration of a valid certificate of compliance.
- (4) *Complaint basis.* Inspections may be conducted where a complaint of a violation is received.
- (5) *Recurrent violation basis.* Where any premises, rental dwelling or rental unit is found to have a high incidence of recurrent or uncorrected violations, such premises, rental dwelling or rental unit may be inspected more frequently.

(c) For renewal inspections in order to comply with this article, it shall be the responsibility of the owner and/or responsible local agent to contact the city building department to set up renewal inspections for rental dwellings and/or rental units in a timely manner to maintain compliance with this article including, but not limited to, maintain a valid certificate of compliance on a particular rental dwelling and/or rental unit. Such notice shall be made in good faith and in a timely manner so as to comply with the requirements of this article. The city building department may provide owners and/or local responsible agents with timely notice of the need for renewal inspections for compliance with this article.

(d) An inspection authorized by this article may be carried out by the building department and its inspectors upon consent, in an emergency situation or upon obtaining a warrant as follows:

(1) *Inspections by consent obtained by city.* In a nonemergency situation, the building department, through its inspectors, may request permission from the tenant or lessee to enter a rental unit regulated by this article, at reasonable hours, to undertake as inspection authorized or required by this article. Each tenant or lessee who provides the building department with permission to enter the premises shall sign a city, building department consent to inspection form, applicable to this article. The consent to inspection will:

- a. Provide notice to the tenant or lessee of the intent of the city building department to conduct an inspection of the premises and the specific parts of the rental dwelling, premises or rental unit which are to be inspected;
- b. Inform the tenant or lessee of their right to refuse an inspection or reinspection of the premises.

(2) *Inspections on consent obtained by owner.* In a nonemergency situation, the building department may require the owner of the leasehold or rental unit to do one or more of the following:

- a. Provide the building department inspectors access to the leasehold or rental unit if the lease provides the owner a right of entry.
- b. Provide access to areas other than a leasehold or rental unit and to areas open to public view or both.
- c. Notify a tenant or other occupant of the building department's request to inspect a leasehold or rental unit, make a good faith effort to obtain permission for an inspection and arrange for the inspection. If the tenant or occupant vacates a leasehold or rental unit after the building department has requested an inspection of the leasehold or rental unit, an owner of the leasehold rental dwelling shall notify the enforcing agency of that fact within ten days after the leasehold or rental unit is vacated.
- d. Provide access to the leasehold or rental unit if a tenant or lessee of that leasehold has made a complaint to the building department.

(3) *Inspections obtained by warrant.* In a nonemergency situation, where an occupant demands that a warrant for an inspection is obtained, the building department and the inspectors shall obtain a warrant from a court of competent jurisdiction before the inspection is conducted as follows:

- a. The building department shall file a petition or request for the warrant with a court of competent jurisdiction, stating:
 - 1. The address of the building to be inspected;
 - 2. Describing the rental dwelling, premises or rental unit to be inspected;
 - 3. Stating the nature of the inspection as defined in this article or other applicable law;
 - 4. Stating the reasons for the inspection; and
 - 5. Listing the name and address of the owner, tenants and occupants.

The petition or request shall also state the basis for the inspection (e.g., complaint, renewal, area basis, or recurrent violation basis) as established in this article or in other applicable ordinances, rules or regulations and the date when the inspection will be conducted.

- b. The court may issue the warrant if it finds the warrant is in proper form, protects the tenants' or lessees' constitutional rights and is in accordance with this section.
- c. The warrant, upon issuance, shall be served on the owners, tenants and lessees at least seven days prior to the inspection unless the court directs otherwise.

(4) *Inspections conducted in an emergency situation.* Upon the occurrence of an emergency the building official and the owner shall have the right to enter a rental dwelling, the premises on which it is located or a rental unit contained within that rental dwelling at any time.

- a. An emergency shall exist for purposes of this article when the building department or a building inspector employed by the city has reason to believe that a condition hazardous to

health or safety exists with respect to a rental dwelling, the premises on which it is located or a rental unit contained within that rental dwelling that requires immediate attention including but not limited to fire, flood or other threat to health or safety.

- b. Entry under this emergency basis must be for the sole purpose of confirming that an emergency exists and shall be limited to inspection and correction of the condition that created the emergency.

Sec. 86-110. - Lien against property.

If any owner fails to pay any fees or fines required by this chapter, then the amount due shall accrue interest at the rate of six percent per annum from the date when it becomes due and shall be filed with the city assessor's office and shall be collected in the manner fixed by law for the collection of taxes and assessments.

SECTION 2. SEVERABILITY. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

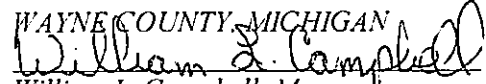
SECTION 3. SAVINGS. All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon the passage by the City Council and the publication of the Ordinance in accordance with the Charter of the City of River Rouge and the statutes of the State of Michigan.

ATTEST:


Patricia Johnson, Clerk

CITY OF RIVER ROUGE
WAYNE COUNTY, MICHIGAN

William L. Campbell, Mayor

I, Patricia Johnson, City of River Rouge Clerk, hereby certify as follows:

- A. The above Ordinance was passed by the River Rouge City Council on the 21st day of April, 2026.
The names of the members voting thereon and how each member voted was as follows:

Yeas: Comms. Campbell, Folks, Green, Pruneau, Ward, Mayor Campbell

Nays:

Absent: Holly

- B. A true copy of the above Ordinance was published in the Telegram, a newspaper circulating within the City, on the 30th day of ~~April~~ 2026, and:

- C. The effective date of the above Ordinance is the 30th day of April, 2026.

RIVER ROUGE CITY COUNCIL

By:

Patricia D. Johnson
Patricia Johnson, Clerk

*Emailed to
Lma@telegraph
4/24/26
(CCH)*

CITY OF RIVER ROUGE

NOTICE OF ADOPTION

ORDINANCE NO. 26-475

The City of River Rouge has Adopted Ordinance No. 26-475 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF RIVER ROUGE, MICHIGAN, BY REPLACING ORDINANCE #397, IN ITS ENTIRETY, WITH A NEW ORDINANCE WHICH SHALL BE ENTITLED RENTAL DWELLINGS AND RENTAL UNITS.

This Ordinance shall become effective upon publication. A true and complete copy of the ordinance may be inspected and obtained at the Office of the River Rouge City Clerk.

Patricia H Johnson, City Clerk

Elizabeth Cacevic
River Rouge City Attorney