

ORDINANCE NO. 6136

AN ORDINANCE to amend Chapter 13.07 "General Contractor's Registration" of the 2010 Municipal Code of Council Bluffs, Iowa, by enacting a new Section 13.07.175, to be entitled "Landlord Registration – Work done in rental units".

BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

**SECTION 1.** That Chapter 13.07 "General Contractor's Registration" of the 2010 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by enacting a new Section 13.07.175, entitled "Landlord Registration – Work done in rental units", to read as follows:

**"13.07.175 Landlord Registration – Work done in rental units.** No license, as specified in Section 13.07.030 shall be required of any owner of one and two-family dwelling units used exclusively as rental units for alterations, repairs, renovations or minor additions as herein specified, or as specified in the Iowa Administrative Code; provided, that the landlord registers with the City in accordance with the Schedule of Fees, and supplies to the Permits and Inspections Division a copy of current general liability insurance coverage in accordance with Section 13.07.170. Landlords are further limited in the scope and degree of work which may be performed on rental units as follows:

**Building:** Repair or replacement of porches, decks, stairways, windows, doors, storm windows and doors, install or repair drywall or wall coverings, remove and replace kitchen and bathroom cabinets, tile work, floor coverings, siding, removal and replacement of non-load bearing walls, and any repair or addition which does not exceed two thousand dollars (\$2,000.00) in material costs.

**Electrical:** Install or replace switches, receptacles, smoke detectors, lighting fixtures, repair or replace wire damage, fuses, circuit breakers, and install or replace ceiling fans.

**Mechanical:** Install or replace thermostat batteries, thermostat and other controls, fan motors, repair supply or return ducts, thermocouples, sensors, igniters, flue caps and vent connectors.

**Plumbing:** Repair or replace existing water lines, repair sewer lines, re-seat or replace water closets, sinks, tubs, showers, garbage disposals, dishwashers, repair or replace faucets or traps, install or replace water shut-off valves, install or replace water heaters under one hundred (100) gallons, including pressure relief valves.

Roofing: Repair or replace rubber, asphalt or cement roof coverings including sheathing, felt, flashing, roof ventilation and water and ice shield.”

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND  
APPROVED

August 8, 2011

  
THOMAS P. HANAFAN Mayor

Attest:

  
MARCIA L. WORDEN City Clerk

First Consideration: July 11, 2011  
Second Consideration: July 25, 2011  
Public Hearing: n/a  
Third Consideration: August 8, 2011