

# ORDINANCE RECORD

REDFIELD DIRECT E2401275KV

## ORDINANCE NO. 1539

AN ORDINANCE TO AMEND SECTION 150.65 OF THE LA VISTA MUNICIPAL CODE REGARDING RENTAL LICENSE APPLICATION REQUIREMENTS; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

Amendment of Section 150.65. Section 150.65 of the La Vista Municipal Code is hereby amended to read as follows:

### **"§ 150.65 RENTAL LICENSE APPLICATION REQUIREMENTS.**

(A) *General rule.* Application for a rental license satisfying the requirements of this subchapter shall be filed with the city and be accompanied by all applicable licensing and inspection fees as described herein and/or established by the master fee ordinance from time to time.

(B) License application deadline.

(1) *General rule.* Except as provided in division (B)(2) immediately following, an application for a rental license and applicable fees shall be filed and paid by the first day of March, annually.

(2) *Special rule.* Application for a rental license for a rental dwelling completed or converted to a rental dwelling after the effective date of subchapter, as defined in § 150.63, shall be filed and the applicable fees paid within 30 days after the completion of or conversion to a rental dwelling and prior to occupancy. Subsequent applications and fees shall be filed and paid within the time specified in division (B)(1) immediately above.

(C) *Required license application information.* Application for a rental license shall be made in such manner as determined from time to time by the Building Official and include the following information:

(1) Name, street address, telephone number, and e-mail address (if applicable) of the property owner of the rental dwelling (and rental property, if different);

(2) If different than division (C)(1) above, name, street address and telephone number of the property manager of the rental dwelling (or rental property, if different), as defined in § 150.63.

(3) Name, street address, telephone number, and e-mail address (if applicable) of the property owner's agent, if applicable. Unless otherwise specified by the property owner in writing, the property manager shall be deemed to be the property owner's agent for purposes of this subchapter.

(4) Legal address of the premises;

(5) Number of rental dwellings in each building within the rental property;

(6) The name and address of the registered agent, if the property owner is not an individual and is required by applicable law to have a registered agent;

(7) Proof of pest extermination, pursuant to Section 308.2 of the IPMC; and

(8) Such other information as the Building Official from time to time determines necessary in accordance with the purpose and intent of this subchapter.

(D) *License fees.* Rental license fees shall be in such amounts as provided in the master fee ordinance from time to time. If a rental license is required for a rental dwelling under this subchapter and the city does not receive a properly completed application for the license within 30 days after the required filing date for said application as provided in this section, an additional administrative processing fee as set forth in the master fee

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ordinance shall apply. This additional fee shall be in addition to the regular license fee. (Ord. 1095, passed 10-20-09)"

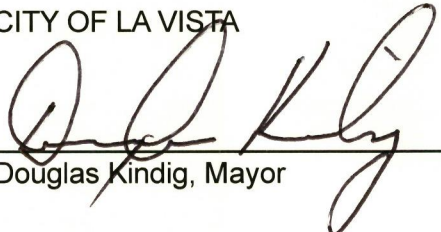
Repeal of Conflicting Provisions. Section 150.65 and all ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.


Publication and Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication in book, pamphlet or electronic form in accordance with applicable law.

PASSED AND APPROVED THIS 18TH DAY OF FEBRUARY 2025.

CITY OF LA VISTA

  
Douglas Kindig, Mayor

ATTEST:

  
Rachel D. Carl, CMC  
City Clerk