

Change in State Law

State law was changed on July 1, 2016. It prohibits the Unified Government from adopting, enforcing or maintaining a residential property licensing ordinance that includes a requirement for periodic interior inspections of privately owned residential rental property for city or county code violations **UNLESS** the lawful occupant has consented to such interior inspections.

This does not prohibit interior inspections of rental property in our community, but does require the consent and authorization of the lawful tenant prior to inspection.

It provides that lawful *tenants* have the right to decide whether to allow or refuse interior inspections by a government agency.

Exterior inspections of rental property from the public right of way are not prohibited and do not require the consent of the tenant or landlord.



The *NRC E-link* is a website that provides up-to-date information for Code Enforcement complaints, Building Inspection and Demolition permits, Rental Licenses, Business Licenses and some Planning applications.

The easiest way to access the *NRC E-Link* is to go to the following website:

<http://mauwi.wycokck.org/citizenaccess>

From the UG website, <http://wycokck.org>, go to **Online Services** and click on **NRC E-Link**

Rental Licensing/Inspection

Neighborhood Resource Center
4953 State Ave
Kansas City, KS 66102

Phone: 913-573-8649
Fax: 913-573-8622
E-mail: rentallicensing@wycokck.org



*Rental Licensing/
Inspection*

LANDLORD INFO

Inspections

In the past the Rental Licensing/ Inspection division primarily dealt with the landlord to schedule and allow inspections. Since the state law has been changed, the right to allow or refuse an interior inspection of occupied rental property is in the hands of the tenant.

Also, if the lawful tenant calls in to the office with complaints of the condition of the property, they may schedule and authorize an inspection. The landlord will receive the report noting the violations that need to be corrected and re-inspected.

Neither the landlord nor the Unified Government may lawfully retaliate against a tenant for allowing or refusing an inspection.

The objective of the Rental License/ Inspection division while conducting interior inspections is to ensure the life, health and safety of the resident(s). The purpose of exterior inspections is to ensure the life, health and safety of the tenant(s) and neighboring community as well as improve the aesthetics of the neighborhoods.

Below is a list of common things to look for in your rental property:

- Smoke detectors are required in each bedroom plus each level of the unit/ house
- GFCI outlets are required in bathrooms
- Double keyed locks are not allowed
- Copper cannot be used for gas supply lines
- Windows must be operable, not blocked or boarded
- Handrails are required at sets of 4 or more stairs/risers
- Hot water tank and furnace must be vented properly and operational
- Electrical panel and circuits must be safe

Licensing

All residential rental property in Kansas City, Kansas are required to be licensed. The license year runs from May 1st through April 30th. Once licensed, we mail renewals each April.

You may get a license application from the Rental Licensing/Inspection division located at 4953 State Ave, Kansas City, KS 66102. You may call (913) 573-8649 to have an application emailed, mailed or faxed to you, or you can print a copy from our website <http://www.wycokck.org/rentallicensing/>.

Payment types accepted are cash, check, money order or credit card (there is a 2.5% fee for credit card transactions). We are not currently set up to receive payments online or over the phone.

Rental licenses are non transferable, a license is required for each rental unit that you own.

If the owner of record resides outside of the Kansas City metropolitan area, they must provide a Registered Agent to the Rental License/Inspection division.

Landlord Resources:

Landlord/tenant rights, disputes and resolutions call Human Relations at (913) 573-5502.

For information and assistance with eviction process, call Limited Actions at (913) 573-2811.

For videos on a variety of topics for landlords and tenants, please visit the following website: <http://www.wycokck.org/nrc-videos/>