

**OGDEN CITY
LANDLORD INCENTIVE PROGRAM**

Ogden City's Landlord Incentive Program is operated in conjunction with the City's Landlord Training Program, established pursuant to Chapter 16, Title 12 of the Ogden Municipal Code, and the City's adoption of disproportionate impact fees as it affects rental dwellings. The goal of the program is to provide a financial incentive to landlords who implement the objectives of the Landlord Training Program, keep their properties free of criminal activity, and also maintain their properties free of certain code violations. The program authorizes a discount towards disproportionate impact fees assessed against rental dwellings under the City's business licensing regulations. Disproportionate impact fees are assessed based on the disproportionate amount of police and fire services provided to rental dwellings, as an overall business licensing classification. The discount is provided to Landlords who help the City in attempting to reduce such disproportionate services, by implementing the objectives of the Landlord Training Program and attempting to reduce criminal activities occurring on rental properties. The program also attempts to encourage and reward those Landlords who maintain their properties free of code violations.

I. PROGRAM REQUIREMENTS. The landlord incentive program requirements are of two types. The first types of requirements are related to overall requirements that must be met by the Landlord before any incentive may be provided. The second type of requirement is directly related to the rental dwellings themselves. Failure to meet the second type of requirement at one rental dwelling will not affect incentives earned related to other rental dwellings owned by the Landlord.

A. Overall Landlord Requirements.

1. The Landlord, or the Landlord's bona fide agent for all aspects of property management, and all managers of the Landlord responsible for the day-to-day management of the rental dwellings must complete either the City's Landlord Training Program or a comparable program approved by the Ogden City Police Department within the 2 year period immediately preceding the date of application; however, the program provided directly by OPD must be taken at least once every 4 years. The effect of this last requirement is that, if the Landlord chooses to take an approved comparable program in the first year, the program offered by OPD must be taken the next time training would be required. Contact information is attached regarding the Landlord Training Program offered by OPD, as well as other comparable programs that are currently approved by OPD. *(If the property is held in joint or common ownership only one of the owners need apply and qualify under the program.)*

2. The Landlord must require complete rental applications and background checks on all prospective adult tenants, in the manner suggested in the Landlord Training Program. These minimum requirements are as follows:
 - a. The rental application shall require of each applicant:
 - ✓ Full name, including middle initial
 - ✓ Date of birth
 - ✓ Drivers license # or State identification card #
 - ✓ Social security #
 - ✓ Names, dates of birth, and relationship to tenant of all people who will occupy the premises
 - ✓ Name, address and phone number of two previous landlords
 - ✓ Income and employment history for the past 2 years
 - ✓ Asks the applicant whether he or she has ever been convicted of an offense involving the sale or manufacturing of illegal drugs
 - b. The Landlord requires a complete application as described above on all adults occupying the premises.
 - c. The application provides that any false information provided on the application will be grounds for denial or eviction.
 - d. The following background checks are done on all adults occupying the premises:
 - ✓ The Landlord contacts previous landlords listed on the application, and enquires about any lease violations or damage to property
 - ✓ A criminal history check is received from a law enforcement agency or a reputable agency providing the service
 - ✓ Valid picture ID is presented to verify the identify of the applicant
 - ✓ A credit report is obtained from a valid provider
3. The Landlord does not knowingly rent to any person who has been convicted of any crime involving any threat or damage to property or person, nor for any crime which had it been committed on the Landlord's premises would have disturbed the peaceful enjoyment of other tenants, this shall include the sale, manufacture or distribution of any controlled substance. *(Program compliance only applies to convictions within 4 years of the date of a rental application.)*
4. The Landlord provides in its leases or rental agreements that tenants may be evicted if they engage in illegal drug use, sale, manufacture, distribution, or other criminal activity on or near the rental premises,

and commences and pursues eviction proceedings when the Landlord is aware that a violation of such provision exists.

5. The Landlord imposes and enforces the following house rules:
 - ✓ Restricts the number of guests and length of stays allowed by guest
 - ✓ Prohibits loud parties or other disturbances that infringe upon the peaceful living environment of other residents or neighborhood
 - ✓ Advises renters that they will be held responsible for the behavior of their guests
 - ✓ Prohibits littering in the outdoor areas or common areas related to the premises
 - ✓ Limits the number of vehicles (operable and inoperable) the tenant may store on the premises
 - ✓ Prohibits reckless or careless driving on the premises
 - ✓ Prohibit open containers of alcoholic beverages in the common areas
 - ✓ Prohibits the damaging or defacing of property

B. Rental Dwelling Requirements.

1. The rental dwellings are an allowed or otherwise legal use (permitted, conditional, nonconforming, or conforming legal) under the City's zoning ordinances.
2. The Landlord obtains and keeps current all business licenses and licensing fees applicable to all of the Landlord's rental dwellings.
3. The rental dwellings and the surrounding premises are owned and maintained in compliance with City ordinances affecting the use, care or maintenance of real property (zoning ordinances, property maintenance regulations, fit premise regulations, property maintenance code, housing codes, health codes, etc.), and the premises are kept free of any public nuisance as defined by City ordinance or State Law. A landlord will be considered to be in compliance with this requirement if violations are corrected within any time frame required for compliance under any notice of violation.

II. LANDLORD APPLICATION. The Landlord Application and Certification Form shall be filled in and signed by each Landlord covering all rental dwellings owned by the Landlord. Provision of false information of the form will result in disqualification. This information is intended to be provided on-line at _____ . If the Landlord does not have on-line access, the Landlord may use City computers provided on the City's _____ counter, located on the 2nd floor of the Municipal Building, located at 2549 Washington Boulevard. Although inspection of each rental dwelling premise is not anticipated for City determinations of compliance, the Landlord must agree to provide

reasonable access to its rental records and to the rental premises, if necessary for the City to make a determination of program compliance.

III. CITY CERTIFICATION. Compliance with program requirements shall be determined by the City under the supervision of the _____.