



WASHINGTON COUNTY, ARKANSAS
County Courthouse

MEETING OF THE
WASHINGTON COUNTY QUORUM COURT
COUNTY SERVICES COMMITTEE

Monday, April 29, 2019
6:00 PM
Washington County Quorum Court Room

Susan Cunningham
Vice-Chair Andrea Jenkins
Suki Highers

Chair Harvey Bowman

Willie Leming
Ann Harbison
Butch Pond

A G E N D A

1. CALL TO ORDER AND WELCOME

2. PRAYER AND PLEDGE

3. ADOPTION OF AGENDA

At the beginning of each meeting, the agenda shall be approved. Any JP may request an item be added or removed from the agenda subject to approval of the Committee.

4. UNFINISHED BUSINESS

NEW BUSINESS

5. AROUND THE COUNTY REPORT – CHIEF CARL GALES

6. AN ORDINANCE ESTABLISHING MINIMUM STANDARDS OF HABITABILITY FOR RESIDENTIAL RENTAL PROPERTY *Item 19-I-044 (6.1)*

7. PUBLIC COMMENT

Twelve-minute comment period with a three-minute limit for each individual to comment on items on the agenda.

8. ADJOURNMENT

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ORDINANCE NO. 2019-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE ESTABLISHING MINIMUM STANDARDS OF HABITABILITY FOR RESIDENTIAL RENTAL PROPERTY

WHEREAS, there are multiple units of residential real property in unincorporated Washington County being offered for rent or lease to the general public; and

WHEREAS, it is in the interest of Washington County to protect the lives of the residents of these properties, as well as the lives of those living and working near those properties, and the lives of first responders who must answer emergency calls on those properties; and

WHEREAS, because Washington County government makes a substantial monetary investment in training and equipping emergency responders and providing infrastructure for emergency services, it is also in the interest of Washington County to prevent, if possible, and mitigate, if necessary, those emergencies that do occur on residential real property;

NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. Minimum residential habitability standards. If any portion of real property is leased or rented for use as a residence, the property shall have, at the time possession is delivered to the tenant or tenants:

- a) A functioning smoke alarm;
- b) An operable entry door and unobstructed means for a person to enter and exit;
- c) An operable door or window leading directly to the exterior of the rental unit from every sleeping room;
- d) An available source of electricity;

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- e) A source of potable drinking water;
- f) A source of wastewater connected to a waste disposal system that conforms to state and local building and plumbing codes in existence on the date the system was installed;
- g) An available source of hot and cold running water;
- h) Glass or translucent plexiglass completely covering all windows; and
- i) An available source of heating.

ARTICLE 2. Unless the tenant agrees in writing to accept responsibility to renovate, remodel, or complete the renovation, remodeling, or construction of real property, the provisions of Article 1 shall supersede any contrary provision of an oral or written rental agreement.

ARTICLE 3. Nothing in this ordinance shall be construed to excuse a tenant from paying rent or preventing a landlord from exercising any remedy provided at law upon a tenant’s default under a rental or lease agreement.

ARTICLE 4. A landlord shall be deemed to be in compliance with Article 1 if the landlord supplies the tenant, at the time of the initial possession, a written form with which to list any defects in Article 1, and the tenant;

- a) Signs the form without noting a defect in an item listed in Article 1; or
- b) Fails to return the form to the landlord within two (2) business days.

ARTICLE 5. EMERGENCY CLAUSE. The Washington County Quorum Court finds and declares that safe and sanitary residences are imperative to the life, health, safety, welfare and commerce of the citizens of Washington County, and that the possibility of loss of life or catastrophic loss of property is an immediate, pressing need. Therefore, this matter is such pressing business that it is viewed that an immediate solution is necessary thereby creating an emergency. It is hereby declared that based on the conditions set forth herein, an emergency exists and this Ordinance, being necessary for the immediate protection of the health, safety, and welfare of the citizens of Washington County, shall be in effect immediately upon its passage, approval, and publication.

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JOSEPH K. WOOD, County Judge

DATE

100 BECKY LEWALLEN, County Clerk

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102 Introduced by: JP Sue Madison
103 Date of Passage:
104 Members Voting For:
105 Members Voting Against:
106 Members Abstaining:
107 Members Absent: