



WASHINGTON COUNTY, ARKANSAS
County Courthouse

MEETING OF THE
WASHINGTON COUNTY QUORUM COURT
COUNTY SERVICES COMMITTEE

Tuesday, March 10, 2020
Immediately following Finance & Budget
Washington County Quorum Court Room

Susan Cunningham
Vice-Chair Andrea Jenkins
Suki Highers

Willie Leming
Ann Harbison
Butch Pond
Derek Thomas

A G E N D A

1. CALL TO ORDER AND WELCOME

2. 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.

NEW BUSINESS

3. AN ORDINANCE ESTABLISHING MINIMUM STANDARDS OF HABITABILITY FOR RESIDENTIAL RENTAL PROPERTY – JP SUE MADISON, JP ANDREA JENKINS, AND JP EVA MADISON (3.1)

4. PUBLIC COMMENT

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

5. ADJOURNMENT

ORDINANCE NO 2020-

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 THE COUNTY OF WASHINGTON, STATE OF 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;
- (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.

Joseph Wood, Washington County Judge

Date

Sponsor: Sue Madison
 Co-sponsors: Andrea Jenkins, Eva Madison
 Date of passage: _____
 Votes: For _____ Against _____
 Abstain ___ Absent _____