

AGENDA

CALL TO ORDER

AGENDA ITEMS

- [1.](#) Code Enforcement Overview and updates

ADJOURNMENT

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the City Clerk prior to the meeting.

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: July 31, 2025
SUBJECT: Code Enforcement Overview and updates

Overview: Staff recommends introduction of a comprehensive code-modernization package that updates Lansing's property-maintenance standards to the 2018 International Property Maintenance Code, consolidates related health, business, and building provisions for clarity, and establishes streamlined enforcement tools—including a rental-property registry and standardized inspection procedures—to enhance neighborhood livability and align City regulations with contemporary best practices.

Policy Consideration: Staff will develop text amendments to City Code to support items discussed.

Financial Consideration: n/a

Action: Staff request feedback on amendments to procedures and City Code on certain Code Enforcement items.

AGENDA ITEM # 1

2024.07.31 WORKSESSION

MUNICIPAL CODE UPDATE
&
RENTAL REGISTRATION

INTRODUCTION

4 Types of Changes

1. Review the adoption of the International Property Maintenance Code
2. Rental Registration Program
3. Code amendments
4. Code cleanup

MAIN GOAL

Alignment & Simplification

ALIGNMENT

Align codes with Council priorities for neighborhood quality, public safety, and streamlined enforcement. Ensure City Staff has clear enforcement actions.

SIMPLIFICATION

The main focus is to reduce duplication by pruning out unnecessary and redundant sections.

CODE ENFORCEMENT

Code enforcement isn't just about correcting violations —it's how a community declares what it values. By setting clear, fair, and consistently applied maintenance expectations for homes, businesses, and the public realm, the City signals “this place matters.”



THE ASK

Staff requesting some real -time feedback from Council
on code alterations.

IMPC UPDATE

What this is

The 2018 International Property Management Code sets clear, consistent minimum standards for the maintenance of existing buildings and premises. Adopting it updates Lansing's baseline expectations for property upkeep, safety, and habitability.

Why update now

- Align with contemporary best practices and neighboring jurisdictions.
- Provide clearer, defensible language for notices, appeals, and enforcement.
- Make it easier for residents, landlords, and contractors to understand expectations.

What changes for Lansing

- Modernized life -safety and maintenance standards for items like alarms, stairs/guards, sanitation, and building systems.
- Cleaner definitions and references that reduce ambiguity and improve consistency across City codes.
- Streamlined enforcement workflow using standardized notices, timelines, and forms (education -first, then escalation for repeat non -compliance).

CHRONIC NUISANCE PROGRAM

- A. A property is classified as a "Chronic Nuisance" property when a second citation for any property maintenance code/ nuisance violation is issued, or a second abatement of same is made on the same property or any combination of abatements/ citations, or there have been 4 or more violation notices (no citation issued) in a calendar year. The property will then be placed on a "Chronic Nuisance" list with the Community and Economic Development Department and City Clerk's Office.
- B. The fee for the first remediation will be the cost, plus a \$100.00 administrative charge.
- C. For any further remediation(s) and/ or citations at a "Chronic Nuisance" property within a two-year period, in addition to the cost for remediation, the administrative charge will be \$150.00 for the second offense, with the administrative charge increasing by an additional \$100.00 for each subsequent offense.
- D. Once on the "Chronic Nuisance" list, an annual \$300.00 monitoring fee will be charged to the property owner on the first day of the following month. The property will remain listed as a "Chronic Nuisance" until the property is maintained for one calendar year without any further enforcement action by the City.

RENTAL REGISTRATION PROGRAM

Why does Lansing need a Rental Registration and Property Management program?

We need a rental registration program to maintain accurate owner/agent contacts and a verified inventory of rentals, so problems can be resolved quickly and safely. It also creates accountability and usable data for targeted education and enforcement, improving neighborhood quality while keeping the process fair for responsible landlords.

What are the requirements of the Rental Registration and Property Management program?

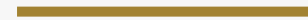
Rental Registration requirements apply to all rental dwellings, including rented single-family and multi-family dwellings and rented dwelling units in owner-occupied dwellings.

1. A one-time (1) registration shall be filed per owner of all property in which rental dwellings exist providing all property is titled under the same name; and
2. If the owner of the property in which rental dwellings exist is titled under different names, each property titled differently will be required to submit an additional registration.
3. If the owner is an absentee owner, a local agent/management company must be selected and their information provided to the City.

PROPOSED CODE AMENDMENTS

1. Codify requirements for trash pick-up - utilizing contract language (Sec. 9-305 & 306)
2. Add location requirements for electric pet fence (Sec. 4-704)
3. Strengthen unauthorized parking requirements (Sec. 8-309)
4. Reduce # of days that CEO has to wait to address inoperable or abandoned vehicles (Sec. 8-312)
5. Provide carve-out for children's toys under "Outdoor Storage" (Sec. 8-310)
6. Clarify City's position regarding Firewood storage and maintenance of landscaping (Sec. 9-320 & 324)
7. Extend period of time residents have to clear sidewalks of ice and snow (Sec. 14-112)
8. Remove requirements for various items, including insect screens (Multiple)
9. Remove redundant sections and correct errors in code (Multiple)
10. Create Appendix for all Definitions and begin process to move them into one section (Multiple)

QUESTIONS?



THANK YOU