

City of Eastpointe Landlord/Tenant Guide to Ordinances

This is not intended to be all inclusive, but rather set forth the most common ordinances of which property occupants and owners should be aware.

- The ordinances in their entirety can be reviewed at:
https://www.municode.com/library/mi/eastpointe/codes/code_of_ordinances
- The City web-site is: <http://cityofeastpointe.net/>
- There is a periodic e-newsletter that provides updates and City information: Link on website to sign up.

Snow ordinance, section 38-83 requires that owners/occupants remove ice/snow from their sidewalk within 24 hours of the completion of the snow fall.

Grass/weeds ordinance, section 18-82 requires that the grass and weeds are less than 6" from April 1 through October 31. Cultivated plants and gardens are allowed.

Composting is allowed, but not to the extent that it creates rotting food or vegetation and rodent infestation.

Dogs must be licensed through the City Clerk's office. Dog feces must be cleaned up daily from the rear yard.

Open burn – City ordinances does not allow for open burning, including bon fires, pit barbecues, yard waste or unconfined fires.

Trash must be contained within the 96-gallon green trash cart. It must be stored behind the front of the house. Trash should be put at the curb for collection no earlier than 4:00 p.m. the day before trash pick-up and removed from the curb the day of trash removal. Further detail regarding yard waste, recycling information is provided on the web-site.

Garage sales require permits.

Businesses operated out of a home require a business occupation license issued through the City Clerk's office.

Public Nuisance: Rubbish, trash, concrete, junk, logs, old building materials, used appliances, used machinery, car parts and other types of debris cannot be stored in the front or rear of any property.

Rodents: Owners/occupants who encounter rodent problems are required to bait their property to resolve problems.

Water/Sewer Line Protection program is available to owner occupied properties, as well as rental properties. Voluntary enrollment for \$4 a month added to water bill to protect service lead of water and sewer lines.

Water bills are sent monthly and due on the 21st of each month. Non-payment can result in your water being turned off.

Parking is not permitted on any surface except an improved driveway or inside a garage.

Junk Vehicles are those that are unlicensed or inoperable. They are not permitted except inside an enclosed garage.

Commercial vehicles which contains or has affixed to it commercial hardware, including but not limited to a dump truck, snowplow or towing equipment is prohibited (except snowplow ok between Nov 15 and April 1).

Recreational vehicles may be parked or kept on a lot with certain restrictions – please review section 50-165 of the ordinance for more details.

Swimming pools require permits. Swimming pools can only be in a rear yard, and the yard must be fenced and the gate secured closed at all times. Pools must be maintained in a clean and sanitary condition. Exception: pools less than 24" in height.

Fences: require permits, even if you're just replacing a fence.

The penalty for failure to comply varies and can result in a court citation, or the city taking action to correct violation and charges assessed to the property owner or occupant.

The ordinance requires that the landlord enter into a written lease agreement with the tenant, file a renter's report with the city, prevent occupants from engaging in disruptive conduct or other violations of city ordinances or state law.

The rental property is required to be certified prior to occupancy and must be re-certified every two years.

Please contact the city for questions regarding any city ordinances; 586-445-3661.

PLEASE NOTE THE CHANGES IN THE ORDINANCE AND FEE SCHEDULE

To owners and managers of Rental Property in the City of Eastpointe:

There are several changes to our ordinance regarding rental property of which you should be aware:

1. Inspection fees have changed. Your initial registration fee now covers the registration and the first inspection. To avoid additional fees have properties in compliance prior to the first inspection.
2. A second inspection is \$50
3. Third or more inspections are \$100 each.
4. Late fees have increased, but there is also a 21 day grace period offered.
5. Lock-out fees have increased from \$20 to \$35.
6. Additional fees (\$250) are charged when the property is not certified within 120 days of expired certificate.
7. Additional fees (\$250) are charged for failure to register as a rental property.
8. All rental agreements shall be in writing and shall reference all applicable city ordinances (available on website or at city hall)
9. The owner must reside within 25 miles of the City, or designate a local agent who must reside or do business within 25 miles from the City with a local address and telephone number.
10. License issued shall be transferrable to succeeding owner if the new owner submits written notice within 7 days.
11. Action to enforce compliance with the codes and ordinances may include the city correcting the violation and charging the property owner cost plus 10%.
12. Owner must file a renter's report with building department (form available on website or at city hall)
13. New section added to ordinance regarding occupant disruptive conduct (see ordinance for details)

The city has no obligation to send notices regarding expiring certificates, over-due re-inspections, late fees, registration fees, etc. The owner or agent is required to keep track of the status of rental units in the process.

Suspension or revocation of license

If the building official determines that any person has failed to comply with this chapter, or any applicable city or state code or ordinances, the building official may suspend or revoke the license held by that person.