

ORDINANCE NO. 25 1051

AN ORDINANCE TO UPDATE CHAPTER 1423.10 ENTITLED “INITIAL INSPECTIONS” OF THE CITY OF SOUTHGATE CODE OF ORDINANCES.

Preamble

The City of Southgate City Council approved at their regular meeting of August 6, 2025 an ordinance to update the code of ordinances by updating Chapter 1423.10 Entitled “Initial Inspections” to the City of Southgate Code of Ordinances:

The City of Southgate ordains:

The City of Southgate Code of Ordinances, Chapter 1423.10 entitled, Initial Inspections is hereby amended to include the recommend changes and shall read as follows:

(a) The Department shall schedule initial inspections, at its discretion, of multifamily or mobile/manufactured residential rental structures, units, and accessory facilities which are subject to provisions of this Chapter to determine if the structures and units qualify for a certificate of compliance. The owner or responsible local agent of the property shall receive prior notice of the Department's intent to inspect; the owner may voluntarily waive the notice period and consent to an inspection at an earlier date. The owner shall provide to the tenant(s) a minimum of seventy-two (72) hours written notice of the Department's intent to inspect the unit he or she occupies.

(b) Inspection fees established by the City shall be paid in full prior to the date of inspection.

(c) After the initial phase-in period, all residential rental structures, units, and accessory facilities which are subject to provisions of this article shall be required to be inspected at not less than twenty-four (24)-month intervals nor more than thirty-six (36)-month intervals unless adjusted by the Department.

(d) The Department shall inspect multifamily or mobile/manufactured residential rental structures, units, or accessory facilities pursuant to any of the following circumstances:

(1) Upon receipt of a new rental registration application for a structure that was not previously registered.

(2) Upon receipt of any certificate of compliance renewal request for any structure, unit, or accessory facility that has been previously certified.

(3) Upon receipt of a complaint from an owner or tenant that a structure, unit, or accessory facility is in violation of the property maintenance ordinance or any other ordinance or code of the City of Southgate, or is in violation of Michigan's housing law, Section 125.401 et seq. of the Michigan Compiled Laws.

(4) Upon receipt of a report or a referral from the Southgate Police Department, Department of Public Works, Fire Department, other law enforcement agency, public agency or department, or any individual indicating that the premises may be in violation of this Chapter. The request shall be based on the personal knowledge of the person making the report.

(5) If an exterior survey of the premises gives the building official probable cause to believe that the premises is in violation of this Chapter.

(6) Upon receipt of information that the multifamily or mobile/manufactured residential rental structure is not registered with the City as required by this Chapter.

(e) If entry to a multifamily or mobile/manufactured residential rental structure, unit, or accessory facility requiring inspection is refused, the Building Official and/or their designee shall have recourse to the remedies provided by law to secure entry, including but not limited to obtaining a warrant for an administrative search. Inspections shall be limited to only the areas necessary to ascertain compliance with applicable ordinances, codes, and state law. Every reasonable effort shall be made

to obtain consent to voluntarily enter the premises for the purpose of conducting a property maintenance inspection.

(f) The Department may accept United State Department of Housing and Urban Development (HUD) REAC or NSPIRE inspection reports in lieu of City inspection for only the specific rental dwelling units that were inspected by HUD, provided that:

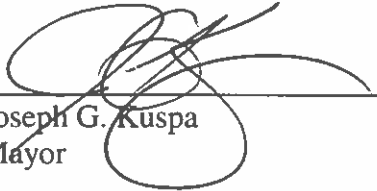
(1) Written verification is submitted confirming that all cited deficiencies from the HUD inspection have been corrected to the satisfaction of HUD.

(2) The HUD inspection was conducted within the past 12 months

Acceptance of HUD inspections shall not apply to building exterior or common areas, accessory facilities, or uninspected dwelling units.

Authentication

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.



Joseph G. Kuspa
Mayor

Adopted August 6, 2025



Janice M. Ferencz
City Clerk

Published by Posting September 3, 2025