

For more information about the Rental Dwelling Regulations contact:

Community Development Department
Rental Regulations Office

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Residential Rental and Non-Owner Occupied Permit Program Information



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Residential Rental Dwelling Maintenance Regulations

What is the Residential Rental Dwelling Maintenance Program?

The residential rental dwelling maintenance program is an ordinance that requires landlords to obtain a permit for residential rental units in the City of Raytown. Rental unit(s) must pass a basic health and safety inspection every two (2) years.

What is the purpose of the program?

The purpose is to protect the public health, safety, and general welfare in the city, in all residential rental dwellings and non-owner occupied properties.

Who performs the inspections?

A building inspector from the City of Raytown will inspect the residential dwelling unit(s) for a list of basic items required for the health and safety of the proposed occupants.

What happens if a unit fails an inspection?

If a unit fails an inspection, the landlord will be required to resolve any deficiencies and have the dwelling unit re-inspected. No unit can be rented without an approved inspection form.

What are the inspection items?

The rental unit inspection includes:

- All smoke and carbon monoxide detectors must be in proper working condition
 - Requirement: 1 SD inside each sleeping bedroom, SD & CO2 detector in hallway (this can be a combo), and 1 of ea / near furnace.
- All handrails and guardrails are secure and functional.
- A safe, continuous, and unobstructed means of egress shall be provided from the interior of the unit to a public way.
- All electric equipment, wiring, outlets and fixtures shall be properly installed and maintained in a safe working condition.
 - Requirement: Outlets within 6ft of water sources must be GFI.
- The dwelling unit and premises shall be free of insects, vermin and rodents.
- Windows and exterior doors shall be kept in good condition, and have well-maintained screens.
- The dwelling unit shall be capable of supplying required utilities.
- Sanitary plumbing fixtures and appliances shall be properly installed and working.
- Common use areas shall be clean and safe.
- Proper address numbers shall be visible from the street.

Residential Rental and Non-Occupied Permit Application

Who should submit a Residential Rental and Non-Owner Occupied Permit Application?

Per the Residential Rental Dwelling Maintenance Regulations of the City Code, a Residential Rental and Non-Owner Occupied Permit Application is required for any non-owner occupied residential property in Raytown.

When is the Permit Application due to the City?

Within 30 days of Ownership of your rental unit/s, & every 2 years at time of renewal

How long is the Residential Rental and Non-Occupied Permit good?

Two (2) years.

What information is required to be submitted as part of the permit application?

- ◆ Name of Property Owner
- ◆ Name of Property Management Company
- ◆ Name of Local Contact –Person must be located in the Kansas City metropolitan area and authorized by owner to make binding decisions.
- ◆ Jackson County Property Tax ID#