

Registering Rental Properties

The City of Lone Oak has adopted and passed an ordinance that requires all rental properties located in the City of Lone Oak to be registered with the city and inspected. The Rental Property Registration ensures that rental properties are safe and healthy for renters, children, and guests; and that the dwellings are regularly maintained. Most property owners and landlords are responsible in maintaining their rental properties in great condition. However, not all rental units provide a safe and healthy living environment for their renters. Under the rental registration and inspection program, landlords must register all rental properties and each rental unit will be subject to City inspections to check for health and safety related concerns.

Any residential single-family, two-family, or multi-family dwelling unit, including manufactured homes, that is not owner occupied, and is rented or leased, whether or not rent is charged, whether or not the lease is memorialized in writing. Rental Property includes, but is not limited to: properties rented or leased to students, families, or any other persons; properties in which a family member of the owner resides in the home but the owner does not (regardless of whether additional persons also reside in the home); properties used as vacation rentals and hosted short-term rentals; properties owned by a company or corporation to house employees, whether rent is paid or not; and properties where a property caretaker lives in the home but the owner does not.

Beginning March 1, 2019, all non-owner occupied homes within the City of Lone Oak must be registered as a rental property. Registration fees are \$50 due at the time of registration. Registration forms are available online beginning March 1, 2019. Inspections must be scheduled at the time of any tenant change while the property is vacant.

Inspections

The inspections will be conducted before a new tenant occupies or moves their items into the house. With an approved inspection, the utility department will be notified that a water account can be obtained for the property. Without an approved rental inspection, no water service can be obtained. The rental inspection includes an interior and exterior safety and property maintenance inspection. The inspections are intended to identify and correct violations.

February 25, 2019