

**GENERAL FACT SHEET**

08-157  
BILL NUMBER

BRIEF TITLE	APPROVAL DEADLINE	REASON
<u>LMC 5.38 Motels, Hotels, Rooming, Lodging and Apartment Houses</u>	_____	_____
_____	_____	_____
_____	_____	_____

DETAILS	POSITIONS/RECOMMENDATIONS	
<p>Lincoln Municipal Code (LMC) 5.38 Motels, Hotels, Rooming, Lodging and Apartment Houses requires all such facilities to be kept in a "clean, sanitary, healthful and safe condition at all times" and that all such facilities be in compliance with LMC 21 Housing Code. LMC 21 Housing Code requires the Health Director to determine if conditions present in dwelling units are detrimental to health. It is the Health Director's duty to make such determinations with regard to health and this work cannot be delegated to another department. Thus, the Health Director is mandated by local code to investigate complaints regarding mold, sanitary conditions, poor indoor air quality, and other conditions which may present health risks. The Health Department receives hundreds of health based complaints on apartments, hotels, and lodging houses every year and conducts about 150 on-site investigations each year. Health staff often serve as a liaison between the landlord and the tenant, helping to resolve contentious issues. The majority of investigations involve mold growth in living areas and gross unsanitary conditions, both of which can pose serious health threats to people.</p>	Sponsor	Health Department Board of Health
	Program Departments, or Groups Affected	All automated departments Apartment owners and operators, hotels, motels, lodging houses
	Applicants/ Proponents	Applicant Bruce D. Dart, PhD, Health Director  City Department Health  Other Board of Health
<p>Discussion (Including Relationship to other Council Actions) Historically, this work was funded through City tax dollars. However, with the pressure on the city budget, alternate sources of funding had to be considered. A funding option has been identified to cover a portion of the cost of providing this mandatory work - increasing the fees prescribed in LMC 5.38.050.</p> <p>The Health Department met with the Real Estate Owners and Managers Association (REOMA) to discuss these proposed fee changes.</p> <p>These changes were brought before the Board of Health, which gave the proposal unanimous approval and recommended they be brought before the City Council for action.</p>	Opponents	Groups or Individuals None specifically identified  Basis of Opposition Opponents may object to having to pay user fees for services mandated by ordinance.
	Staff Recommendations	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	Board or Commission Recommendation	BY: Board of Health <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)

