

ORDINANCE 2026-02-8869

**AN ORDINANCE AMENDING SECTION 42 OF THE CODE OF ORDINANCES
RELATED TO RENTAL OCCUPANCY PERMITS AND INSPECTIONS**

WHEREAS, numerous rental dwelling units exist in the City of Paducah, many of which are single- and two-family dwellings; and

WHEREAS, offering dwelling units for rental is a business and must be regulated; and

WHEREAS, regulating rental dwelling units for code compliance protects the public health, safety and general welfare of citizens occupying those dwelling units; and

WHEREAS, pursuant to statutes, the City has been granted powers to enforce the state building electrical, and fire codes; and

WHEREAS, in order to enforce the building, electrical, and fire codes, the City must be permitted to regularly inspect rental dwelling units; and

WHEREAS, a rental inspection program is required to set forth when such inspections shall take place, while also maintaining constitutional protections afforded to tenants and property owners by the U.S. Constitution and the Constitution of the Commonwealth of Kentucky; and

WHEREAS, the City's existing rental inspection ordinance properly addresses inspection of rental dwelling units on a limited basis, but no longer meets the City's needs for inspection without significant burden being placed on landlords with numerous units within City limits.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PADUCAH,
KENTUCKY:**

SECTION A.: That the City of Paducah, Kentucky hereby amends Chapter 42, Article III. – Residential Rental Occupancy Permits shall be repealed in its entirety and replaced as follows:

Sec. 42-61. Purpose and intent.

- (a) The purpose of this article is to protect the public health, safety and general welfare of the people of the City in occupied dwellings by recognizing that the offering for rental of dwelling units is a business and by classifying and regulating such business.
- (b) It is not the intention of the City to interfere with contractual relationships between tenant and landlord. The City does not intend to intervene as an advocate for either part, or act as arbiter, nor be receptive to complaints from tenants or landlords which are not related to the provisions of this article.

Sec. 42-62. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory living quarters mean living quarters within an accessory building, which may not have kitchen facilities.

Bed and breakfast means a residential dwelling unit in which more than one (1) but not more than five (5) guest rooms are used to provide or offer overnight accommodations for transient guests for compensation. A tourist home is included in the meaning of "bed and breakfast."

Building means any structure having enclosed space and a roof for the housing or enclosure of persons, animals or chattels. The term "building" includes the term "structure."

Code means the ordinances of the City that relate to the fitness for habitation construction, property maintenance, nuisances, occupancy, zoning, and use of any rental residential dwelling unit. This specifically includes the provisions of this chapter, and chapters 18, 54, and 126.

Code Official or *Code Officer* means and includes the Chief Building Inspector, Deputy Building Inspector, Code Enforcement Officers, Fire Marshal, Fire Inspector, and Police Officers, as they are empowered to act in their various capacities, including but not limited to the authority granted to them under KRS 227.200 et seq., KRS 65.8801 et seq., 815 KAR 7:070, et seq., and 815 KAR 10:060 et seq. Where authority is granted under KRS 227, 815 KAR 7, or 815 KAR 10, Code Official or Code officer shall mean Fire Code Officials.

Dwelling, assisted care, means a building, or portion thereof, and consisting of five (5) or more bedrooms, used for residential occupancy by a group. The dwelling is characterized by tenants with separate bedrooms for sleeping and that there are shared common areas for reception, recreation, living, cooking, laundry and the like. The unit is further signified by the presence of an employee that provide various services such as housekeeping, maintenance, cooking, security, personal care, and transportation. This definition is distinguished from, and is intended not to conflict with KRS 100.982 and 100.984.

Dwelling, multiple, means a building, or a portion thereof, used for occupancy by three (3) or more families living independently of each other and used for rental residential occupancy for rental occupancy lasting thirty (30) days or more.

Dwelling, one (1) family, means a building used for residential occupancy by one (1) family.

Dwelling, rental, means a building or portion thereof, used primarily for rental residential occupancy for periods of thirty (30) days or more, including one (1) family and multiple dwellings, and shall not include apartment buildings or complexes, hotels or motels.

Dwelling, two (2) family, means a building or portion thereof, used for occupancy by two (2) or more families living independently of each other, and at least one (1) of which is used for rental residential occupancy.

Dwelling unit means a residential dwelling, or portion of a dwelling, used by one (1) family for cooking, living, and sleeping purposes.

Hotel or motel means a building, or portion thereof, or group of buildings in which lodging is customarily provided and offered to the public typically for occupancy for not more than thirty (30) days at a time for compensation, and which is open to transient guests on a daily basis, in contradistinction to a lodging house.

Landlord means the owner of a rental residential dwelling unit who offers residential property and its dwelling units, not occupied by the owner, to other persons not related by blood or marriage for some form of compensation through rental payments, lease payments, or some other similar contractual arrangement.

Lodginghouse means a building with more than two (2) but not more than ten (10) guest rooms where lodging with or without meals is provided for compensation.

Nuisance means a tenant's use of a rental dwelling unit, including the building and the premises relating thereto, which gives offense to or endangers the life, health, safety, or welfare of others. The term "nuisance" includes such uses as defined as nuisances under 42-32 and 14-31 of the Paducah Code of Ordinances, as well as under State law.

Nursing home means an establishment which provides full-time convalescent or chronic care, or both, for four (4) or more individuals who are not related by blood or marriage to the operator, and who, by reason of chronic illness or infirmity, are unable to care for themselves; excepting, however, establishments that predominately provide for care for the acutely ill or surgical or obstetrical services. A convalescent home and rest home are included in the meaning of the term "nursing home." A hospital or sanitarium shall not be construed to be included in the meaning of the term "nursing home."

Person means and includes a firm, association, organization, partnership, trust, company or corporation as well as an agent, and an individual.

Safety Issue means a tenant's use of a rental dwelling unit, including the building and the premises relating thereto, which constitutes a distinct fire hazard or gives offense to or

endangers the life, health, safety, or welfare of others. The phrase "safety issue" includes such uses as defined under State law as life safety or fire hazards.

Tenant means a person under a rental agreement to occupy a dwelling unit for the purpose of residential occupancy for a period of thirty (30) days or more, making rent or lease payments, or other similar agreements where the tenant does not have an equitable interest in the real property.

Sec. 42-63. Enforcement.

The Fire Prevention Division shall be responsible for the administration and enforcement of the provisions of this section. Enforcement pursuant to this section shall not be interpreted to override or negate the rights of tenants or property owners with respect to inspections authorized or required by KRS 227.200 et seq., 815 KAR 7:070 et seq., or 815 KAR 10:060 et seq. Where applicable, penalties hereunder shall be in addition to, and shall not be instead of, the penalties set forth by KRS 227.200 et seq., 815 KAR 7:070 et seq., or 815 KAR 10:060 et seq.

Sec. 42-64. Registry and Rental occupancy permit required.

It shall be unlawful for any property owner or landlord to rent or lease to another or otherwise allow any person to occupy any rental dwelling unit which is subject to this article unless the landlord has first registered the rental dwelling unit with the City of Paducah, and obtained and continues to hold a valid rental occupancy permit for that unit.

Sec. 42-65. Applicability and exceptions.

- (a) The provisions of this article shall apply to the rental or leasing of rental dwelling units, and rental dwellings which contain such units, including one (1) and two (2) family rental residential dwelling units.
- (b) The provisions of this article shall not apply to apartment buildings, hotels and motels, bed and breakfasts, nursing homes, assisted care dwelling units, residential care facilities as described by KRS 100.982, hospitals, sanitariums, or recovery homes permitted or approved pursuant to Sec. 126-88 of the Paducah Code of Ordinances.

Sec. 42-66. Rental Unit Registration.

- (a) Annual Registration. All owners of rental dwelling units shall annually register the rental property within the City of Paducah in the Fire Prevention Office. The annual registration deadline shall be July 1 of each year.
- (b) Fines. Any owner of a rental dwelling unit not registered by July 1 shall be subject to a fine of \$100 per unit.
- (c) Moratorium. Registration of units in existence with occupancy prior to March 1, 2026, shall have no registration fee if registered prior to January 1, 2027. Owners of units in existence with occupancy prior to March 1, 2026 shall be charged \$100 per unit for failure to register prior to July 1, 2027.
- (d) Rental dwelling units opened or purchased following July 1 registration shall be registered within thirty (30) days of being made available for rent.

Sec. 42-67. Application for rental occupancy permits.

- (a) By July 1 of every year, the owner or landlord of a rental dwelling unit shall make written application to the Fire Prevention Division for a rental occupancy permit to carry on the business of renting a residential dwelling unit. Such application shall be made on a form furnished by the Fire Prevention Division for such purpose and shall set forth the following information:
 - (1) Name, residence address, email address, telephone number, and date of birth of the landlord of the rental dwelling unit. If the landlord is a partnership, the name of the partnership, and the name, residence address, email address, and date of birth of the managing partner. If the landlord is a corporation or limited liability company, the name and address of the corporation or company, and the name, residence address and date of birth of the chief operating officer.

- (2) If the landlord has appointed an agent authorized to accept service of process and to receive and give receipt for notices; the name, residence address, email address, telephone number, and date of birth of such property manager or agent;
 - (3) Every applicant, whether an individual, partnership, corporation, or limited liability company shall identify in the application, by name, residence address, email address, telephone number, and date of birth, a natural person who is actively involved in, and responsible for, the maintenance and management of the premises. A post office box is not acceptable as an address for such person. The individual designated herein may also be the landlord of the dwelling, property manager, or agent identified in subsection (2) of this section;
 - (4) Street address of the rental dwelling unit; and
 - (5) Number of rental dwelling units within the rental dwelling.
- (b) To determine compliance with this article and this Code, every applicant shall authorize an on-site inspection of the premises no less than biennially, or once every two years.
 - (c) It shall be unlawful for any person to make any false statements in an application for a rental occupancy permit.

Sec. 42-68. Issuance of permit.

- (a) Following the filing of an application, a Code Official shall cause an inspection to be made of the rental dwelling unit and rental dwelling identified in the application. The inspection shall be made within a reasonable period following the date upon which the application is filed.
- (b) Upon completion of an inspection of a rental dwelling and the rental dwelling units therein, the Code Official shall make a determination as to whether all of the standards for issuance of a permit have been met. In the event the Code Official determines that the standards have been met, the Code Official shall cause the issuance of a rental occupancy permit.
- (c) Only one (1) permit shall be required per lot; provided, however, in the case of multiple rental dwelling units on one (1) lot, the permit shall identify each rental dwelling unit for which a permit has been approved.
- (d) Permits issued hereunder shall be valid for a term of one fiscal year (July 1 through June 30th of the following calendar year). Sec. 42-69. Standards for issuance of permit.

The standards for the issuance and continuance of a rental occupancy permit shall be as follows:

- (1) The rental dwelling, and the rental dwelling units located therein, and the grounds and the accessories, buildings, and structures relating thereto, are in substantial compliance with the Code and all other applicable laws, statutes, and regulations including, but not limited to the International Property Maintenance Code 2012 Edition as adopted by the City of Paducah in Sec. 42-46, all fire codes, electrical codes, plumbing codes, and building codes, and are not otherwise hazardous, or present safety issues. The Code Official may, in his discretion, confer with engineers, building, electrical, or fire inspectors as he or she deems necessary to determine compliance in any such area or expertise. "Substantial compliance" shall be determined in the discretion of the Code Official.
- (2) The landlord has been issued an occupation business license and has paid all fees and taxes as required under chapter 106.
- (3) The landlord has paid all city ad valorem taxes which are due and payable against the real property upon which the building and rental dwelling units are located.
- (4) The landlord has paid all fees as required under this article.
- (5) The landlord has paid all city nuisance and property maintenance liens on the property for which a permit is applied.

Sec. 42-69. Standards for issuance of permit.

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- (1) The rental dwelling, and the rental dwelling units located therein, and the grounds and the accessories, buildings, and structures relating thereto, are in substantial compliance with the Code and all other applicable laws, statutes, and regulations including, but not limited to the International Property Maintenance Code 2012 Edition as adopted by the City of Paducah in Sec. 42-46, all fire codes, electrical codes, plumbing codes, and building codes, and are not otherwise hazardous, or present safety issues. The Code Official may, in his discretion, confer with engineers, building, electrical, or fire inspectors as he or she deems necessary to determine compliance in any such area or expertise. "Substantial compliance" shall be determined in the discretion of the Code Official.
- (2) The landlord has been issued an occupation business license and has paid all fees and taxes as required under chapter 106.
- (3) The landlord has paid all city ad valorem taxes which are due and payable against the real property upon which the building and rental dwelling units are located.
- (4) The landlord has paid all fees as required under this article.
- (5) The landlord has paid all city nuisance and property maintenance liens on the property for which a permit is applied.

Sec. 42-70. Determination of noncompliance.

- (a) If a Code Official determines that any dwelling unit, or any part of the premises relating thereto, fails to comply with section 42-69(1) or that the landlord has failed to comply with section 42-69(2) through (5), a written notice of the violation or violations shall be given to the landlord and shall be transmitted via email to the email address listed on the permit for such rental dwelling unit. The notice shall direct that the landlord shall have a period of seven (7) days to remedy the violation. The offender may be allowed a reasonable extension of time to remedy the violation, at the discretion of the Code Official. A reinspection shall take place after said period of time to determine compliance.
- (b) If the fire Code Official determines the dwelling unit, or any part of rental premises fails to comply with section 42-69(1) due to structural or distinct fire hazards as described in 815 KAR 10:060 or especially liable or likely to result in fire loss as described in KRS 227.380, the written notice of the violation or violations shall further state that the provisions of this section shall not override an owner's rights to appeal violations, as applicable, under 815 KAR 10:060 Section 6 or KRS 227.380(2).
- (c) If the fire Code Official determines that the defects create an imminent hazard to the health or safety of occupants or the public, the Code Official shall immediately suspend any previously issued rental occupancy permit for that location and order the premises be vacated, providing any occupants reasonable time to vacate, as is determined to be safe in the discretion of the Code Official.
- (d) Any time period accorded by the fire Code Official above shall not be extended by the sale or transfer of any interest in the rental dwelling unless specifically authorized by the Code Official.

Sec. 42-71. Denial; suspension.

In the event the landlord's failure to comply continues following any period accorded the landlord for compliance, the Code Official shall mail the landlord a notice of a denial of a rental occupancy permit or suspension of a previously issued rental occupancy permit. A copy of the notice shall be sent by email to the email address provided on the permit for such rental dwelling unit. The notice shall state:

- (1) That the Code Official has determined that the landlord has failed to comply with the standards as set forth in section 42-69.

- (2) The specific reason or reasons why the standards have not been satisfied, including copies of applicable inspection reports and listing each code, statute, or regulation of which the property are in violation.
- (3) That the denial or suspension of the permit will become effective unless the landlord appeals the determination within five (5) business days after receipt of the notice in the manner provided in section 42-73.
- (4) That after denial or suspension, the rental dwelling unit or units must be vacated, and shall not be reoccupied until a rental occupancy permit is issued or is reinstated after approval by the Code Official.
- (5) The notice shall describe how an appeal may be filed under section 42-73.
- (6) The Code Official shall also cause a notice to tenants to be prominently posted on the rental dwelling. The notice shall state that the rental occupancy permit for the rental dwelling unit or units has been denied or suspended, whichever is applicable, and that the action will become final on a specific date unless the landlord appeals. The notice shall further state that tenants will be required to vacate the rental dwelling unit when the action becomes final.

Sec. 42-72. Revocation of permit; criminal acts or nuisance.

- (a) Any landlord of a rental dwelling unit who knowingly leases or continues to lease a rental dwelling unit to any tenant who commits or allow others to commit any criminal act in violation of the State's criminal statutes relating to the illegal sale or distribution of controlled substances or to prostitution or to acts of violence to the person of another which causes physical injury or the imminent threat thereof, or who otherwise creates or allows others to create a nuisance on the leased premises, in violation of the provisions of Sec. 14-31, Sec. 42-48, Sec. 42-49, or Sec. 42-50(a)(1)-(7), as determined by Final Order as defined in Sec. 42-40(6) or Sec. 42-41, shall be subject to a revocation of the landlord's rental occupancy permits as provided herein.
- (b) The landlord shall abate such activity in the manner as hereinafter provided:
 - (1) In the event that the Code Official receives reasonable evidence of a criminal act or activity as described in (a) above, or of a nuisance on the leased premises of a tenant, the Code Official shall send to the landlord written notice which shall set forth the evidence and identify that the criminal act or activity or nuisance is in violation of this section, and constitutes cause for revocation of the rental occupancy permit for the leased premises.
 - (2) In the event that the Code Official sends a second such notice to the landlord regarding such a criminal act or activity or nuisance on the leased premises of the same tenant within one (1) year following the issuance of a previous notice, the notice shall instruct and require the landlord to bring eviction proceedings against the tenant with the McCracken District Court or to otherwise provide in writing to the Code Official an acceptable alternative which abates the continuance of further criminal activity or nuisance on the leased premises of such tenant. The landlord shall initiate eviction proceedings or provide an acceptable alternative within ten (10) days following the landlord's receipt of such second notice. In the event the landlord fails to initiate the eviction proceedings or otherwise provide an acceptable written alternative within ten (10) days, the Code Official may revoke the landlord's rental occupancy permit if the Code Official determines that the revocation is necessary to protect or preserve the health, safety and welfare of a resident or residents of the rental dwelling unit or neighborhood. Upon revocation of any rental occupancy permit, no application of a subsequent rental occupancy permit shall be accepted by the Code Official for such premises within six (6) months of the date of revocation.
 - (3) Any eviction proceeding brought by the landlord shall be timely and diligently prosecuted by the landlord in good faith.
 - (4) Reasonable evidence means such evidence as would be probative in establishing probable cause that such criminal act has been committed or that a nuisance exists on the leased premises. Reasonable evidence may include evidence of a lawful arrest, indictment, or conviction, or plea. Status of underlying but related criminal

proceedings may be taken into consideration by the Code Officer as the Code Officer, in his/her discretion, deems appropriate.

- (c) In the event of revocation, the Code Official shall provide a notice of revocation to the landlord and tenant in the manner as provided in section 42-71.

Sec. 42-73. Appeals procedure.

- (a) Any landlord wishing to appeal the determination of a suspension, revocation, or denial shall file a written notice of appeal with the Fire Prevention Division within five (5) days after receipt of the notice of the suspension, revocation, or denial.
- (b) An appeal shall initially be heard by the Deputy Chief of Fire Prevention Division or in his/her absence, the Battalion Chief. The Deputy Chief or Battalion Chief shall sustain the decision of the Code Official unless the Deputy Chief or Battalion Chief determines that the provisions of this article have been complied with and that all of the violations have been corrected. The Deputy Chief of the Fire Prevention Division or Battalion Chief shall make a written determination and provide notice of same to the landlord within ten (10) days of making his/her determination.
- (c) In the event the Deputy Chief or Battalion Chief sustains the decision of the Code Official, thereby suspending, revoking, or denying a rental permit, the landlord shall have further right of appeal and may file a written notice of appeal with the Code Enforcement Board within five (5) days of the landlord's receipt of the Deputy Chief or Battalion Chief's written determination. Appeal before the Code Enforcement Board shall follow sections 42-41, 42-41.5, 42-42, et seq.
- (d) In the event the landlord/property owner files an appeal pursuant to 815 KAR 10:060, or KRS 227.380 related to the same subject matter as the suspension, revocation, or denial, any appeal filed pursuant to this Section shall be held in abeyance pending final determination or order by the Local Appeals Board empowered by KRS 227.325.

Sec. 42-74. Vacation of premises.

When an application for rental occupancy permit has been denied or a rental occupancy permit has been suspended or revoked, the Code Official shall order the rental dwelling unit vacated, giving tenants a reasonable time to arrange new housing and to move their possessions. Unless otherwise prohibited by law, such order shall not otherwise prevent the premises from being occupied or used for purpose other than as a rental unit, except as otherwise required by law.

Sec. 42-75. Duration of permit.

- (a) A rental occupancy permit shall be valid until the property ceases to be used as a rental unit or until ownership of the property is transferred, whichever occurs first, unless otherwise suspended or revoked under this article. It shall be the owner or landlord's responsibility to furnish the City with updates as to any changes in the owner, landlord, or property manager's contact information and any transfer of ownership.
- (b) A prospective new owner of a rental dwelling unit shall make application for a new rental occupancy permit within ten (10) business days following the date of sale.

Sec. 42-76. Inspections.

- (a) Inspections of rental dwelling units shall be conducted by Code Officials and shall take place as follows:
 - (1) Upon application for a rental occupancy permit; and
 - (2) Upon receipt of a complaint by a tenant or owner of a neighboring property that the rental dwelling unit or rental dwelling is substandard, hazardous or unfit for habitation, and if in the discretion of the Code Official, probable cause exists to believe that the complaint is founded in fact and an inspection warranted; and
 - (3) Upon the probable cause determination of a Code Official that the rental dwelling unit or rental dwelling is in noncompliance with subsection 42-69(1); and
 - (4) Biennially, or every two-year period.

- (b) Biennial Self-Attestation Permitted for Compliant Rental Dwelling Units. One year following an in-person inspection in which the rental dwelling unit had no violations, an owner, landlord, or property manager may submit a self-inspection attestation as to inspection items, indicating that no alterations or damage has occurred to the electrical, HVAC, or plumbing systems in the twelve (12) months following the prior inspection, and certifying compliance as to inspection items required by the Fire Prevention Division. Forms for self-attestation will be located in the Fire Prevention Office. Self-attestation may not be available for all properties, in the discretion of the Code Official, Deputy Chief, or Battalion Chief.
- (c) Follow-up Inspections. Non-compliant items discovered during any inspection will result in a follow-up inspection, in a manner deemed appropriate in the discretion of the Code Official. Follow-up inspections required at the rental dwelling unit may result in fines as set forth in Sec. 42-77(c) of this Chapter.
- (d) The Code Official shall adopt a policy of inspecting all rental dwellings which are required to be permitted under this article. The policy shall contain objectives for the systemic inspection of all rental and priorities for the use of inspection resources. The policy shall promote an efficient inspection program based upon the following factors:
- (1) Geographic distribution and concentration of rental dwellings;
 - (2) Rental dwellings with delinquent property taxes;
 - (3) Landlords with properties identified by the Fire Prevention Division as having excessive number of housing code violations, or a history of noncompliance, or slow compliance, with correction orders;
 - (4) Landlords with properties identified by the Fire Prevention Division as having a history of demolitions being ordered by the City;
 - (5) Rental dwellings for which no occupation business license or occupancy permit has been applied;
 - (6) Rental dwellings with multiple violations of Sec. 14-31, or of Sec. 42-48, Sec. 42-49, or Sec. 42-50(a)(1)-(7), as determined by Final Order as defined in Sec. 42-40(6) or Sec. 42-41; and
 - (7) Rental dwelling with multiple reports of police calls for illegal drug offenses, prostitution, violent crimes, or disorderly conduct, as reported to the Code Official by the Paducah Police Department.
- (e) Absent exigent or emergency circumstances, whenever necessary to make an inspection to enforce any of the provisions of this article, or whenever the Code Official has reasonable cause to believe that there exists in any rental dwelling or rental dwelling unit which is required to be permitted by this article, any condition or violation which makes such dwelling or unit unsafe, dangerous or hazardous, the Code Official may enter such dwelling or unit at all reasonable times to inspect the same or to perform any duty imposed by this article, provided that if such dwelling unit be unoccupied, the Code Official shall first provide notice and request entry from the landlord; and if such dwelling or unit is occupied, the Code Official shall provide notice and request entry from both the landlord and tenant. If possible, the Code Official shall first attempt to make arrangements with the landlord and tenant as to the occurrence of the inspection at least twenty-four (24) hours prior to the inspection. If such entry is refused, the Code Official shall have recourse to every remedy provided by law to secure entry. The landlord or property owner's refusal to cooperate and permit inspection following notice shall be cause for suspension, revocation, or denial of a rental occupancy permit as set forth under section 42-71.
- (f) Consent for Inspections. Absent exigent circumstances, nothing in this Section shall be interpreted to override privacy protections afforded to tenants by law.

Sec. 42-77. Fees and fines.

- (a) Annual Fee. There shall be an annual fee of \$50.00 per rental dwelling unit (not to exceed \$500.00 total fee per property owner for all properties owned by property owner) for issuance of a rental occupancy permit and the initial inspection related thereto. These fees shall be paid to the Fire Prevention Division.

- (b) Fine for failure to permit. Failure to apply for a permit for a rental dwelling unit shall result in a fine of \$50.00 per unit.
- (c) Fine for failed follow up inspections. If the Code Official is required to make inspections beyond the initial inspection and one (1) follow-up inspection, to determine if the required corrections have been made, then the following fines shall result:

Inspections	3rd Inspection	4th Inspection	5th Inspection and All Subsequent Inspections
	\$250.00	\$350.00	\$500.00

- (d) Reduction and waiver. Fines assessed herein may be reduced or waived for good cause as determined in the sole discretion of the Deputy Fire Chief in charge of the Fire Prevention Division, or Battalion Chief. Sec. 42-78. Display of permit.
- (a) Every landlord must show to every prospective tenant before occupancy a valid rental occupancy permit covering the rental dwelling unit to be rented. Every landlord must show to any tenant, upon demand, a valid rental occupancy permit covering the rental dwelling unit the tenant occupies.
- (b) Upon demand by any Code Official, the landlord must show a valid rental occupancy permit to the Code Official.

Sec. 42-78. Display of permit.

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- (b) Upon demand by any Code Official, the landlord must show a valid rental occupancy permit to the Code Official.

Sec. 42-79. Willful misrepresentations.

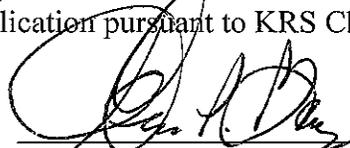
It shall be a violation of this chapter for an owner to willfully provide inaccurate information for the registration, permitting, or self-reporting or to willfully misrepresent compliance with codes. Violations may result in denial, suspension, or revocation of permit(s) pursuant to Sec. 42-41 and 42-42 herein.

SECTION B. Severability. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION C. Compliance with Open Meetings Laws. The City Commission hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting of this City Commission, and that all deliberations of this City Commission and its committees, if any, which resulted in formal action, were in meetings open to the public, in full compliance with applicable legal requirements.

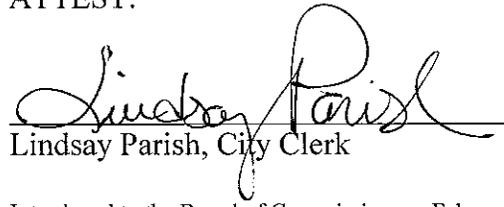
SECTION D. Conflicts. All ordinances, resolutions, orders or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed and the provisions of this Ordinance shall prevail and be given effect.

SECTION E. Effective Date. This Ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter 424.



 George Bray, Mayor

ATTEST:



Lindsay Parish, City Clerk

Introduced to the Board of Commissioners, February 10, 2026
Adopted by the Board of Commissioners, February 24, 2026
Recorded by the City Clerk, February 24, 2026
Published by *The Paducah Sun*, February 27, 2026
ORD\Rental Ordinance Repealing and Replacing

4915-0983-5121.7