

**CODE OF ORDINANCES**  
**City of**  
**JACKSON, MISSISSIPPI**

**Codified through**  
**Ord. No. 2007-4(10), adopted Jan. 1, 2007.**  
**(Supplement No. 19)**

**RENTAL HOUSING INSPECTION**

Chapter 26 BUILDINGS AND BUILDING REGULATIONS

Sec. 26-521. **Definitions.**

Unless the context clearly indicates otherwise, the following words and phrases as used in this article shall have the following meanings:

*Change in tenant:* When any and all current tenants discontinue tenancy at the dwelling and are replaced by a new tenant or new tenants. This does not include the addition of an additional tenant or the replacement of any portion less than the total of the tenants with new tenants.

*Dwelling:* A dwelling unit used for residential purposes, except a bed and breakfast, inn, hotel or motel, guest house, rest home, rooming house, boarding house, lodging house, tourist home, or an apartment house or an apartment complex, with not more than four dwelling units.

*Dwelling unit:* One or more rooms physically arranged as to create an independent housekeeping establishment with separate facilities for cooking, sleeping, and toilet. A dwelling unit can be occupied by only one family. A dwelling unit can also contain a utility apartment or rented rooms.

*Housing code:* The provisions of City of Jackson's Code of Ordinances codified at section 66-44 and the International Property Maintenance Code, and any all other housing standard ordinances which may be ordained by the city council.

*Community improvement:* The Community Improvement Division of the City of Jackson, Mississippi.

*Owner:* Any person who alone, or jointly or severally with others:

- (1) Shall have title to any dwelling or dwelling unit, with or without accompanying actual possession thereof;
- (2) Shall have charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, or as executor, executrix, administrator, trustee or guardian of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this article, and of rules and regulations adopted pursuant thereto, to the same extent as if the person were the owner, or
- (3) For violation of the housing code, shall be a mortgagee of record.

*Person:* Associations, corporations, limited liability companies, company, firm, partnership, joint ventures, public or private institutions, corporations, trust, estates, utilities, cooperative, commissions, board, condominiums, interstate bodies and bodies politic and corporate as well as to individuals or other legal entities.

(Ord. No. 2006-79(3), § 1, 11-21-06)

Sec. 26-522. **Requirements for renting or leasing.**

Any owner intending to use rent or lease a dwelling must comply with the following:

(a) Before a dwelling is rented or leased to a tenant, or before any utilities at a dwelling are turned on in the name of a tenant, or when a change of tenants takes place, the dwelling must be inspected by the City of Jackson's Community Improvement Division for a fee of up to \$50.00 and be declared to be in compliance with the housing code; and

(b) Following an eviction, any and all appliances, fuel tanks, mattresses, or any other item of trash must be removed from the yard within five days of the conclusion of the eviction.

(Ord. No. 2006-79(3), § 2, 11-21-06)

Sec. 26-523. **Penalty.**

Any landlord who is found to be in violation of any of the provisions of section 26-522 shall be subject to the following:

(a) A fine of \$300.00 for violating subsection 26-522(a);

(b) A fine of \$100.00 for violating subsection 26-522(b); and

(c) A fine of \$1,000.00 for any repeat offense of any provision in section 26-522 by an owner on the same piece of property within a 24-month period.

(Ord. No. 2006-79(3), § 3, 11-21-06)

Secs. 26-524--26-530. Reserved.