

ORDINANCE NO. 560

**AN ORDINANCE DEALING WITH RESIDENTIAL RENTAL PROPERTIES
IN THE CITY OF WHEATON**

Findings.

1. There have been several concerns concerning the condition of residences that may be rented out to third parties.
2. The existing Ordinance does not contain a provision which deals with regulating residential rental properties.
3. The Wheaton City Council believes that it is in the best interests of the residents of the City of Wheaton to regulate residential rental properties within the City of Wheaton.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHEATON ORDAINS AS
FOLLOWS:**

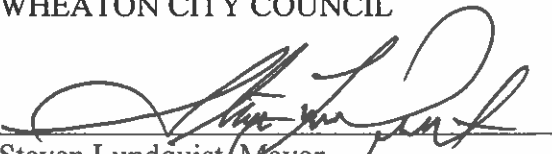
1. That Wheaton City Ordinance 560, Section 2(B) is amended to read as follows:

“(B) *RENTAL* means the leasing of a rental unit to a non-owner for a fixed or non-fixed period of time. This does not include the following:


- (1) Property in which the owner of the property is also residing.
- (2) Property in which a member of the owner immediate family is residing. Immediate family is limited to a child, sibling, or parent of the owner.
- (3) Property which is being transferred to a non-owner pursuant to a written agreement that is recorded at the Traverse County Recorder’s Office, such as a lease to buy, contract for deed, installment sale, purchase, or other similar arrangement whereby nonpayment of a periodic payment means the occupants may be evicted with the necessity of either a statutory mortgage foreclosure procedure, a statutory termination of contract for deed, or other similar statutory repossession procedure.

PASSED AND ADOPTED this 14th day of November, 2024.

WHEATON CITY COUNCIL


Steven Lundquist Mayor

ATTEST:


Amy Olson, City Administrator