

Council Letter  
City of Knoxville  
January 4, 2021

The City of Knoxville recently went through the process of implementing a rental inspection program. We're at a point in the process to approve a contract to administer inspections.

In reaching out to other Iowa communities that have rental inspection programs, staff has found the number of companies that provide these services are limited. Of the communities' staff spoke with, a few have created a position in-house to do inspections. The majority of those communities were unable to find a company to service their area and stated they'd prefer to have a third-party inspector. Staff would agree that benefits have already been shown with using a third-party company here in Knoxville.

Staff received proposals from three (3) companies. Iowa Inspections, LLC., Safe Building Compliance Technology and Bluffs Inspection Service. The cost to landlords for inspections are as follows:

	<u>Iowa Inspections, LLC.</u>	<u>Safe Building Compliance Tech.</u>
Initial Inspection	\$75.00	\$100.00
Additional Inspection:		
additional unit	\$25.00	
duplex/townhome		\$40.00
apartment unit		\$20.00
Re-inspection	\$50.00	\$50.00

Iowa Inspections, LLC currently services Newton, Colfax, Mitchellville and Oskaloosa.

Safe Building Compliance Technology currently services Iowa Finance Authority and the City of Buffalo.

Bluffs Inspection Service stated they'd provide service at the same cost as Iowa Inspections, LLC., but staff has concerns as they're a residential and commercial inspection firm for acquisition and sale of properties and currently don't have experience with city rental inspection programs.

Of the surrounding communities that staff spoke with, Iowa Inspections comes highly recommended. Iowa Inspections has helped the City of Knoxville through the implementation process of the rental inspection program, met with current landlords in the community and staff has found them very knowledgeable and easy to work with.

Staff recommends approval of the contract between the City of Knoxville and Iowa Inspections, LLC. to facilitate Knoxville's rental inspection program.