

CITY OF BULLHEAD CITY

Code Enforcement Division

2355 Trane Road

Bullhead City, AZ 86442

PH (928) 763-0190 FAX (928) 763-0131 TTY (928) 763-0143

Dear Property Owner:

If the subject parcel is used for a residential rental purpose, it must be registered with the City of Bullhead City/Development Services Department/Code Enforcement Division as well as the Mohave County Assessor's Office. This is a State and City reporting requirement. Please complete the attached form and return a copy to each of the offices listed below. Failure to do will result in a formal enforcement action.

CODE ENFORCEMENT DIVISION

Development Services Department

City of Bullhead City

2355 Trane Road

Bullhead City, AZ 86442

MOHAVE COUNTY ASSESSOR'S OFFICE

Mohave County

P.O. Box 7000

Kingman, AZ 86401

Thank you for your efforts to build a better Bullhead City and for your cooperation on this matter. If you need additional information please contact the Code Enforcement Division at (928) 763-0190

Sincerely,

CODE ENFORCEMENT DIVISION

DEVELOPMENT SERVICES DEPARTMENT

CITY OF BULLHEAD CITY

15.54.050 Registration of residential rental property.

A. This section is to assist the development services director and his duly authorized agents in maintaining compliance and enforcement of all city codes as related to residential rental property in the city limits.

B. An owner of residential rental property within the Bullhead City limits shall maintain with the Mohave County Assessor and Bullhead City Development Services Department, information required by this section in a manner to be determined by the Mohave County Assessor and acceptable to the Development Services Director. The following information shall be maintained:

1. The name, address and telephone number of the property owner;
2. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and telephone number of the statutory agent, if applicable, and any of the following:
 - a. For a corporation, a corporate officer,
 - b. For a partnership, a general partner,
 - c. For a limited liability company, the managing or administrative member,
 - d. For a limited partnership, a general partner,
 - e. For a trust, a trustee, or
 - f. For a real estate investment trust, a general partner or an officer;
3. The street address and parcel number of the property;
4. The year the building was built.

C. The owner shall update any information required by this section within ten days after a change in the information occurs.

D. An owner of residential rental property who lives outside this state shall designate and record with the Mohave County Assessor and Bullhead City Development Services Department a statutory agent who lives in this state and who will accept legal service on behalf of the owner. The owner shall designate the agent in a manner to be determined by the Mohave County Assessor. The information shall include the name, address and telephone number of the agent.

E. Residential rental property shall not be occupied if the statutory agent information required by this section is not on file with the Mohave County Assessor and Bullhead City Development Services Department. This subsection does not affect any existing lease.

G. Bullhead City shall not charge a fee for the filing of the Arizona Residential Rental Property Statement of Information with the Development Services Department.

H. In carrying out the provisions of this section, the city and its agents shall have immunity as provided by A.R.S. Section 12-820.01.

I. The mandatory report form shall be the same, as required by the Mohave County Assessor.

(Ord. 2006-58 § 15; Ord. 2004-07 Attach. § 6; Ord. 2003-46 § 2)

15.54.060 Posting requirements—Property management firms.

A. Every property management firm that manages residential property within the Bullhead City limits shall permanently post an identification sign in a conspicuous place at the front of any residential property they manage in the Bullhead City limits. The sign shall be observable from the main access street. The sign shall identify the full name of the property management firm, the business address and a complete current contact phone number.

B. The sign shall be made of durable material at least fifty square inches in size, up to one hundred square inches in size, with at least one-inch letters/numbers in legible contrasting colors and uniform in shape, color and size identifying property management company.

C. All property management firms shall maintain the sign in good condition with current information and remove from the property within ten days, if they cease managing the property. The signs are not for advertising purposes.

D. All property management firms shall have a sixty-day grace period from the effective date of the ordinance codified in this chapter to comply.

E. The property management firm identification sign shall be exempt from any ordinance that conflicts with these provisions. *(Ord. 2004-07 Attach. § 7; Ord. 2003-46 § 3)*