

## THE SERGEANT BLUFF

# HORIZON

## INFORMATION FOR RENTERS AND LANDLORDS

Below, please find some useful information for renters and landlords along with the reference in State code.

Rental agreements which do not exceed \$700.00 per month can not have a late fee that exceeds \$12.00 per day or a total of \$60.00 per month and Rental agreements that exceed \$700.00 per month a rental agreement can not have a late fee that exceeds \$20.00 per day or \$100.00 per month. (562A.9)

The landlord is to return a rental deposit within 30 days of the termination of tenancy to the tenant or provide a written statement showing the reason for withholding (562A.12)

Landlords are required to comply with the requirements of building and housing codes. They are to make all repairs or do whatever is necessary to put and keep the premises in a fit and habitable condition and maintain good and safe working condition on all electrical, plumbing, sanitary, heating, ventilation, air conditioning and other appliances. (562A.15)

Tenants are required to comply with obligations imposed upon them by building and housing codes that may affect health and safety. They must keep the part of the premises that the tenant occupies and uses clean and safe as the condition of the premises permit. (562A.15). If the tenant fails to comply

Tenants may not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises or knowingly permit someone to do so. (562A.17)

Tenants may not unreasonably prevent the landlord from entering the unit to inspect the premises, make repairs, alterations, improvements or show the unit to certain individuals. The landlord must give the tenant at least 24 hours notice and enter at reasonable times (562A.19)

If a tenant fails to comply with some requirements that may affect health and safety and appropriate notifications have been made according to state code, the landlord may enter the dwelling unit and cause the work to be done and submit a bill to the tenant (562A.28)

## NEW FEE SCHEDULE

The City Council recently approved a new fee schedule with Resolution 18-38. This is a comprehensive list of fees and service charges. There will be new rates for the compost site, various Planning & Zoning applications, fence permits and more. The full list can viewed on our website or our Facebook page.



The Sergeant Bluff Historical  
Museum  
located at 409<sup>th</sup> Street  
is open every Saturday from 9-1.



## FISHING IN KIWANIS PARK

The City Council has passed Ordinance 679 which will now permit fishing in Kiwanis Park.

**RECYCLE CALENDAR CORRECTION: IF YOU PICKED UP OR DOWNLOADED A COPY OF THE RECYCLE CALENDAR BEFORE 12/13/18, A NEW CALENDAR WITH CORRECTED DATES HAS BEEN RELEASED. PLEASE STOP BY CITY HALL OR CALL TO RECEIVE A NEW COPY.**



[facebook.com/cityofsergeantbluff](https://facebook.com/cityofsergeantbluff)

## CALENDAR

- Jan 1 – Holiday  
City Hall Closed
- Jan 2 – Senior Committee  
Meeting @ 3:30 PM
- Jan 8 – Council Meeting  
@ 5:30 PM
- Jan 16 – Parks Board @ 5:30 PM
- Jan 16 – Library Meeting @ 5:30 PM
- Jan 19 – Mayors Committee  
@ 5:30 PM
- Jan 20 – Utility Bill Due Date
- Jan 22 – Council Meeting  
@ 5:30 PM
- Jan 29 – Community Action Team @  
12:00 PM
- Jan 10, 24 – Recycle Days