

**Mayor
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**Interim City Manager
Benny Young**



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**1601 South 6TH Avenue
South Tucson Arizona 85713
(520) 792-2424
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Dear Landlord,

I am writing to inform you of City Ordinance changes instituted in 2009 by the City of South Tucson Mayor and Council. The basis for such change, mirrored in other communities, assumes that quality of life in our community is based on standards that promote decent affordable housing. Those standards begin with stringent compliance of City of South Tucson municipal building codes.

The 2009 Ordinance change came in the formal adoption of the Neighborhood Preservation Ordinance (NPO). This Ordinance, similar to the City of Tucson Ordinance, focuses on three additional elements that protect and promote health and safety standards for residents of our community. They include Landlord Accountability, Crime Free Housing, and Zero Tolerance. These elements provide city government with stronger legal enforcement measures among non-compliant landlords.

Landlords are responsible for familiarizing themselves with the particulars of the Neighborhood Preservation Ordinance which may be found in the City of South Tucson web site. Generally, The Ordinance requires landlords to obtain City and State business licenses and to register with Pima County Assessor. Landlord Accountability includes, among other things, that landlords take responsibility for leases with tenants and the veracity of personal information. Lease language and Addendums should serve notice that criminal activity on rental property is grounds for eviction. There is help available to you from the City of South Tucson offices of the Building Inspector, Planning Director, and Police Department. Additionally, the Pima County Attorney's Office has a web site that assists in this matter. Landlords who continue to allow criminal activity in their rental properties face a number of sanctions, including possible forfeiture of the property under State and Federal laws.

Our Zero Tolerance language requires landlord familiarity with city social ordinance language. One such example includes liability of tenant regarding underage drinking on the property. An adult who provides intoxicating beverages to an underage drinker violates the City's NPO (Section 7-34B) and Arizona State Law (A.R.S.4-421) and could face fines of \$2500 per underage drinker. We can assist you with lease language that addresses adult supervision and penalties of Tenant regarding delinquent behaviors such as underage drinking/parties, graffiti, gang membership, drug activity, etc.

Additional information is available on landlord and tenant rights and responsibilities from the City of South Tucson. There is online access to the complete text of the Neighborhood Preservation Ordinance on the City website, www.southtucson.org.

Thank you in advance for doing your part to improve the City of South Tucson.

Sincerely,

**Benny Young
Interim City Manager**