

WHEREAS, at the request of the Commissioner of Public Works and the Office of the Corporation Counsel, and due to the increasing number of landlords excusing code violations as the fault of unruly and irresponsible tenants, the Common Council wishes to provide for background checks of all tenants as a pre-condition to acquiring a rental permit.

NOW THEREFORE, be it Resolved and Ordained, by the Common Council of the City of Middletown:

Section 1. The Code of the City of Middletown, N.Y., Chapter 296, Housing, Article III, Rooming, Lodging and Multiple Dwelling Units, Section 296-20, Additional criteria for granting of permits, be and is hereby further amended by adding a new Subsection H, to read as follows:

H. Prior to accepting rent from any new tenant(s), the property owner must provide the City with written proof of a background check of such tenant(s) conducted by an entity engaged in the business of performing background checks of prospective tenants. The background check must include (1) a credit report; (2) criminal background report; (3) employment verification; (4) rental database (eviction) search; and (5) current landlord/residence check. The background check should include an application requiring the tenant to provide information including, but not limited to, their name, past rental history including prior landlords, information on employment, income, savings, and personal and credit references.

Section 2. The Code of the City of Middletown, N.Y., Chapter 296, Housing, Article IV, Rental Permits, Section 296-30, Rental permit required, be and is hereby further amended by adding a new Subsection F, to read as follows:

F. Prior to accepting rent from any new tenant(s), the property owner must provide the City with written proof of a background check of such tenant(s) conducted by an entity engaged in the business of performing background checks of prospective tenants. The background check must include (1) a credit report; (2) criminal background report; (3) employment verification; (4) rental database (eviction) search; and (5) current landlord/residence check. The background check should include an application requiring the tenant to provide information including, but not limited to, their name, past rental history including prior landlords, information on employment, income, savings, and personal and credit references.

Section 3. This Ordinance shall take effect on June 1, 2018.