

THERE IS NO LEGAL OBJECTION TO THIS LEGISLATION IF AMENDED AS FOLLOWS:

1. In Section 1, at new Section 375.13, strike division (a) in its entirety and insert:

“(a) Definitions

(1) Reasonable late fees means, as provided in Section 375.02(c) of this Chapter, if a rental agreement includes a provision that authorizes the landlord to assess the tenant a fee for late payment of the monthly rent, the total amount of that late payment fee from any month may not exceed the larger of: (A) twenty-five dollars (\$25.00); or (B) five percent (5%) of the monthly contract rent. In addition, the total amount of that late payment fee for any amount may not exceed twenty-five percent (25%) of the portion of the monthly contract rent that the tenant is obligated to pay under the rental agreement.

(2) Tender means an offer of payment and includes any emergency rental assistance vouchers from an accredited social service, nonprofit, governmental, or quasi-governmental agency that guarantees the payment of past due rent, reasonable late fees, and court costs.”

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