

59 (iv) code enforcement;

60 (v) storm water runoff;

61 (vi) traffic control;

62 (vii) parking;

63 (viii) transportation;

64 (ix) beautification; or

65 (x) snow removal.

66 (h) "Municipal services study" means a study of the cost of all municipal services to

67 rental housing that:

68 (i) are reasonably attributable to the rental housing; and

69 (ii) exceed the municipality's cost to serve similarly-situated, owner-occupied housing.

70 (i) "Residential landlord" means:

71 (i) the owner of record of residential real property that is leased or rented to another; or

72 (ii) a third-party provider that has an agreement with the owner of record to manage the

73 owner's real property.

74 (2) The legislative body of a municipality may charge and collect a disproportionate

75 rental fee on a business that causes disproportionate costs to municipal services if the

76 municipality:

77 (a) has performed a municipal services study; and

78 (b) adopts a disproportionate rental fee that does not exceed the amount that is justified

79 by the municipal services study on a per residential rental unit basis.

80 (3) A municipality may not:

81 (a) impose a disproportionate rental fee on an exempt business;

82 (b) require a residential landlord to deny tenancy to an individual [~~released from~~

83 ~~probation or parole whose conviction date occurred more than four years before the date of~~

84 ~~tenancy] based on the individual's criminal history ~~Ĥ~~→ **unless a halfway house, as that term is**~~

84a **defined in Section 51-9-412, is located within the municipality ←Ĥ ;**

85 (c) without cause and notice, require a residential landlord to submit to a random

86 building inspection;

87 (d) unless agreed to by a residential landlord and in compliance with state and federal

88 law, collect from a residential landlord or retain:

89 (i) a tenant's consumer report, as defined in 15 U.S.C. Sec. 1681a, in violation of 15