

RENTAL PROPERTY GENERAL BUSINESS LICENSE FORM

2729 Prospect Park Drive | Rancho Cordova, CA 95670

Phone: (916) 851-8768 | Fax: (916) 851-8787

businesslicense@cityofranhocordova.org

www.cityofranhocordova.org

PROPERTY INFORMATION					
Property Type:					
<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-Unit Complex: Number of Units: _____	<input type="checkbox"/> Care Facility	<input type="checkbox"/> Hotel	<input type="checkbox"/> Motel
Number of Buildings: _____		Bedrooms: 1 _____ 2 _____ 3 _____ 4+ _____			
Property Address:					
City:		State:		Zip:	

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The City of Rancho Cordova requires that owners of rental properties that are located within our jurisdiction maintain a general business license. This allows the City of Rancho Cordova an opportunity to help ensure the quality of the rental housing available to our citizens. Properly maintained housing increases property value, ensures a safe and comfortable home for your tenants, instills pride in our residents, and helps us to build strong communities and neighborhoods. Ordinances will be more effectively and efficiently enforced, with lower expense, if a licensing process providing for the evaluation, analysis and application of the Ordinances is implemented.

The Rental Housing Code Compliance Fee is assessed to provide a base level of revenues to support the Rental Housing Code Program. The Program provides enforcement of the provisions of the State Housing Law. Unsafe housing is a community blight often associated with unlawful activity. While the cost of enforcement is significant, the result of failing to abate substandard housing has more adverse and far reaching consequences such as loss of housing and displaced individuals. Those persons who violate the State Housing Law should bear the greatest practical share of the costs of operating the program through enforcement fees and penalties. However, if such a program is to achieve its objectives, a constant and reliable source of revenue is needed. Collection of enforcement fees and penalties is inherently unreliable as a funding source and therefore cannot be relied upon to fully support the ongoing operational costs of the program. The Rental Housing Code Compliance Fee (also referred to as the Housing Stock Fee) was established for the purpose of generating the revenue required to fund the difference between the ongoing costs of the program and the revenues received from the collection of enforcement fees and penalties. Periodically, the City may review program cost and revenues, which may result in an adjustment of licensing and code compliance fees in the future.

FEES DUE

Licensing fees are renewable yearly. The City of Rancho Cordova will mail a courtesy reminder notice prior to the expiration date of your license. Please keep in mind that it is the owners' responsibility to renew their business licenses yearly upon expiration.

Please note that the State of California enacted SB 1186, which was amended January 1, 2018, and requires the City to collect an additional \$4.00 with each new business license or business license renewal. The \$4.00 will be used by the State and the City to facilitate compliance with the Federal Americans with Disabilities Act of 1990.

Rental Property General Business License Fee:	\$81.00
SB 1186 State Disability Access Fee:	\$ 4.00
Housing Stock Code Compliance fee: (per each rental unit)	\$10.00

Calculating total fees owed:

The license fee of \$81.00 + SB 1186 fee of \$4.00 + a \$10 Housing Stock fee for each rental unit owned = the total fees due.

For Example:

1. If you own one (1) single family home rental fees due are: $\$81.00 + \$4.00 + \$10.00 = \95.00
2. If you own one (1) single family home and one (1) Four-plex, fees due are: $\$81.00 + \$4.00 + \$50.00 = \135.00
3. If you own one (1) single family homes and (1) one duplex, fees due are: $\$81.00 + \$4.00 + \$30.00 = \115.00

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Notice to general business license holders: State Law SB 1186

The rental property general business license fee of the City of Rancho Cordova is \$81.00. Please note that the State of California enacted SB 1186, which, effective January 1, 2018, requires us to collect an additional \$4.00 with each new general business license or general business license renewal. The \$4.00 will be used by the State and the City to facilitate compliance with the Federal Americans with Disabilities Act of 1990.

The additional \$4 dollar fee when added to the City of Rancho Cordova general business license fee will total \$85.00. You will notice this change on all new rental property general business licenses issued and on all rental property general business licenses renewed.

SB 1186 information is available online.

4467.

(a) On and after January 1, 2013, and until December 31, 2023, any applicant for a local business license or equivalent instrument or permit, and from any applicant for the renewal of a business license or equivalent instrument or permit, shall pay an additional fee of one dollar (\$4) for that license, instrument, or permit, which shall be collected by the city, county, or city and county that issued the license, instrument, or permit.

(b) The city, county, or city and county shall retain 90 percent of the fees collected under this section, of which up to 5 percent of the retained moneys may be used for related administrative costs of this chapter. The remaining moneys shall be used to fund increased certified access specialist (CASp) services in that jurisdiction for the public and to facilitate compliance with construction-related accessibility requirements. The highest priority shall be given to the training and retention of certified access specialists to meet the needs of the public in the jurisdiction as provided in Section 55.53 of the Civil Code.

(c) The remaining 10 percent of all fees collected under this section shall be transmitted on a quarterly basis to the Division of the State Architect for deposit in the Disability Access and Education Revolving Fund established under Sections 4465 and 4470. The funds shall be transmitted within 15 days of the last day of the fiscal quarter. The Division of the State Architect shall develop and post on its Internet Web site a standard reporting form for use by all local jurisdictions. Up to 75 percent of the collected funds in the Disability Access and Education Revolving Fund shall be used to establish and maintain oversight of the CASp program and to moderate the expense of CASp certification and testing.

(d) Each city, county, or city and county shall make an annual report, commencing March 1, 2014, to the Legislature and to the Chairs of the Senate and Assembly Committees on Judiciary, and the Chair of the Senate Committee on Budget and Fiscal Review and the Chair of the Assembly Committee on Budget, of the total fees collected in the previous calendar year and of its distribution, including the moneys spent on administrative services, the moneys spent to increase CASp services, the moneys spent to fund programs to facilitate compliance, and the moneys transmitted to the Disability Access and Education Revolving Fund. A report to be submitted pursuant to this subdivision shall be submitted in compliance with Section 9795.

4469.

On and after January 1, 2013, each city, county, or city and county shall provide to an applicant for a business license or equivalent instrument or permit and to an applicant for the renewal of a business license or equivalent instrument or permit, the following information:

“Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx

The Department of Rehabilitation at www.rehab.cahwnet.gov

The California Commission on Disability Access at www.cdda.ca.gov