City of Pinson

"A People of Pride and Progress"

Mayor Hoyt Sanders
Councilor Tracie Thompson
Councilor Brad Walker
Councilor Dawn Tanner
Councilor Paula Sims
Councilor Noel Holt

October, 2026

To All Persons Who Regularly Rent or Lease Property Within the City of Pinson

RE: Notice of Business License Requirement for Rental and Leasing of Property - Ordinance No. 2026-15, Amending the Business License Code

Dear Sir or Madame:

I am writing to notify you that on May 7, 2026, the Pinson City Council adopted Ordinance No. 2026-15, which amended the City's Business License Code as it applies to the rental and leasing of real property within the City. A copy of that ordinance is available online at www.pinsonal.gov. You are receiving this notice because the City understands that you regularly rent or lease property to tenants within the City of Pinson.

A Business License Is Required

Under the *Code of Alabama*, a "business" includes the "lease or rental of residential or nonresidential real estate." **Any person who regularly rents or leases property to tenant(s) within the City of Pinson must obtain a municipal business license in order to do so lawfully.** This requirement applies whether you act as principal or as agent.

Please note that a lessee/tenant that leases property from a landlord or other lessor is not required to obtain a business license for the act of being a lessee/tenant; the license requirement is for the lessor/landlord of the property.

Effective Date and Consequences of Noncompliance

The Ordinance takes effect on January 1, 2027. This timing makes the ordinance take effect at the start of the next business license year.

Beginning on that date, renting or leasing property in the City without a current municipal business license will constitute a violation of the Ordinance and the City's Business License Code. The City will enforce these requirements, and you are expected to be fully compliant by January 1, 2027.

License Classifications

The ordinance adds the following license classifications, each subject to Schedule I:

Code	Classification
531110	Lessor of Residential Buildings and Dwellings
531120	Lessor of Non-Residential Dwellings (except Miniwarehouses)
531190	Lessors of Other Real Estate Property

License Fees (Schedule I – Real Estate Leasing)

Every person or company renting or leasing real estate in the City, whether as principal or agent, must pay a base license fee of $250.00.

Persons renting or leasing commercial real estate must pay an additional 1/10 of 1% of gross annual receipts.

Persons renting or leasing residential real estate must pay an additional fee based on gross receipts, as follows:

Gross Receipts	Additional Residential Fee
$0 – $24,999	$250 + 1/10 of 1% of gross revenue
$25,000 – $49,999	$300 + 1/10 of 1% of gross revenue
$50,000 – $74,999	$350 + 1/10 of 1% of gross revenue
$75,000 – $99,999	$400 + 1/10 of 1% of gross revenue
$100,000 – $149,999	$450 + 1/10 of 1% of gross revenue
$150,000 and above	$500 + 1/10 of 1% of gross revenue

Exemption: A natural person (an individual, not a corporation, limited liability company, or other business entity) who owns and rents only one single-family residential property within the City does not owe a license fee under this schedule.

Required Annual Information

Each year, when you pay your license fee, you must also submit the following:

1. Updated contact information for each rental property, for both the owner and any property manager or other person who deals with the tenants, including name, mailing address, physical address, telephone number, email address, and any contact persons.

2. The address of every rental property.

3. The name and contact information of the occupants of each property.

4. Any other information the City Clerk reasonably requires.

How to Obtain or Renew Your Business License

1. Contact the Office of the City Clerk, Heather Lind, City Clerk, at City Hall, 4410 Main Street, P.O. Box 1599, Pinson, Alabama 35126, to obtain a business license application.

2. Identify the license classification that applies to your rental activity.

3. Calculate your fee from your gross receipts using the schedule above.

4. Submit your completed application, payment, and the required property and contact information **BEFORE January 1, 2027.**

Please also note that if you rent a single-family dwelling, the City's mandatory garbage service ordinance, adopted the same day, separately requires you to subscribe to the City's exclusive residential garbage franchisee and to provide proof of that subscription when you secure or renew your municipal business license.

Questions

If you have any questions about this notice or the ordinance, please contact Heather Lind, City Clerk, at City Hall, 4410 Main Street, P.O. Box 1599, Pinson, Alabama 35126.

Thank you for your prompt attention to this matter and for your cooperation in ensuring that rental activity in the City of Pinson is properly licensed.

Sincerely,

Hoyt Sanders
Mayor of the City of Pinson, Alabama

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To All Persons Holding a City of Pinson Municipal Business License for a Business Located in a Single-Family Dwelling Unit (including, but not limited to, Minor Home Occupations, Major Home Occupations, and Residential Rental Properties)

RE: Notice of Mandatory Garbage Service Ordinance - Ordinance No. 2026-16, adopted May 7, 2026

Dear Sir or Madame:

I am writing to notify you that on May 7, 2026, the Pinson City Council adopted an ordinance requiring mandatory garbage service and related waste-removal arrangements for persons holding certain business licenses within the City. That ordinance is titled "*Ordinance Requiring Mandatory Garbage Service and Arrangements for Persons Holding Certain Business Licenses Within the City*," and a copy of it is available online at www.pinsonal.gov. You are receiving this notice because either: (i) our records show that you hold a City of Pinson municipal business license for a business located in a single family dwelling unit, which includes, but is not limited to, minor home occupations, major home occupations, and residential rental properties; or (ii) you may be connected to a property in which activities are being engaged in for which a business license is required (such as a home occupation or a residential rental property). If either apply to you, then this ordinance applies directly to you. It also applies to the owner of the single family dwelling unit, if the owner is a different person from the business licensee. Please note that, under the ordinance, the term "single family dwelling" includes, but is not limited to, a manufactured home.

Background

The City of Pinson has contracted with Waste Away Group, Inc. (d/b/a WM – Waste Management) ("WM") for residential garbage collection and yard debris collection within the City, and has awarded WM an exclusive franchise to perform those services within the service area. Until now, residents have participated in that garbage and yard debris collection service voluntarily. The City Council has found and determined that the amount of waste and trash generated by business activities at residential properties has increased. The Council further found that this waste and trash often is not properly and timely disposed of by the owners or occupants of these properties, resulting in unsanitary conditions and numerous complaints. The City has acted under Section 22-27-3(a)(2) of the Code of Alabama, which authorizes the City to require mandatory participation in and subscription to solid waste disposal services. The City has also acted under Sections 11-47-130 and 11-47-131 of the Code of Alabama, which authorize the City to adopt ordinances to keep the City clean and in good sanitary condition.

Your Obligations Under the Ordinance

As a covered business licensee, or as the owner of a covered dwelling, you must do the following:

1. Subscribe to WM's residential garbage collection and yard debris collection service for the single family dwelling unit, or make sure that such a subscription is in place for that dwelling.

2. Keep that subscription in place and in good standing at all times.

3. Give the City proof of the subscription when you secure or renew your municipal business license. Or, if you are engaging in a business activity at a residential property for which a business license is required, make sure that you obtain a municipal business license for that activity, and then provide the City with proof of the subscription.

4. Do not place or abandon, and do not cause any third party to place or abandon, trash, litter, debris, junk, or other solid waste on the exterior premises of the dwelling or along or adjacent to any public property, public street, or public right of way within the City. This rule does not apply to items placed in a WM roll cart, or to yard debris, that WM will collect through its regular weekly service.

5. Any other items may be placed only if you first arrange in advance for WM to remove them from the property within three (3) hours of placement, and you make sure they are in fact completely removed within that time. You may arrange for and use an alternative commercial service, other than WM, to remove such trash, litter, or other solid waste only if WM cannot remove the items from the property within three (3) hours of placement.

The mandatory subscription requirement does not apply where an exception is required by law.

Consequences of Noncompliance

Please take these requirements seriously. Anyone who violates the waste-placement and removal requirements in Section 2 of the ordinance may have their municipal business license revoked or suspended. Anyone who violates Section 2 will also be deemed to have committed criminal littering under Section 13A-7-29 of the Code of Alabama for knowingly depositing litter on public property or a public right of way.

Effective Date and Compliance Deadline

The ordinance takes effect on January 1, 2027. This timing makes the ordinance take effect at the start of the next business license year.

Because you must provide proof of subscription when you renew your municipal business license, **your WM subscription must be in place, and your proof of subscription should be ready, BEFORE January 1, 2027, when you renew your business license for 2027.** Please do not wait until the renewal period to contact WM. Your renewal cannot be properly completed without this proof.

Questions

If you have any questions about this notice or the ordinance, please contact Heather Lind, City Clerk, at City Hall, 4410 Main Street, P.O. Box 1599, Pinson, Alabama 35126.

Thank you for your prompt attention to this matter and for your cooperation in keeping the City of Pinson clean and sanitary.

Sincerely,

Hoyt Sanders
Mayor of the City of Pinson, Alabama