

PROACTIVE RENTAL INSPECTION



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CURRENT PROGRAMS & RESOURCES

- Protections provided in lease
- International Property Maintenance Code
- Building Inspectors, Code Enforcement, Fire Marshals
- Multi-family property inspection by Fire Marshals
- Insurance Inspections by property
- Inspections by lenders
- Currently there is no inspection required by the City



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CHALLENGES & CONCERNS

- Number of rental units – 27,000
- Resources to manage and monitor
- Limited property inspectors in CS
- Cost of inspection
- Standardized inspection criteria
- Privacy
- Tenant-side Code Violations
- Potentially displaced tenants



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Property Maintenance Issue Reporting

- SeeClickFix allows for the report of property maintenance issues
 - Internal procedure that includes follow-up with tenant
 - Inspection to determine if violation is present and to what level of action is needed
 - Interdepartmental team inspects based on level of violation(s) present
 - Contact with property owner/manager/local contact
 - Enforcement Action if violation not addressed
- Allows for tracking of problem properties
- Provides reporting mechanism



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OPTIONS

- Maintain current Rental Registration program and process
- Develop Proactive Rental Inspection
- Develop Voluntary Proactive Rental Inspection Program



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STAFF RECOMMENDATION

- Implement a **VOLUNTARY** Proactive Rental Inspection Program
 - Develop ordinance to include 3rd party inspections arranged by property owner/manager
 - All types of rental units
 - 25% of Multifamily randomly selected by inspector
 - Standard basic health & safety inspection
 - Certificate issued
 - Address included on list posted on web page
 - Shared with TAMU – Office of Off Campus Housing
 - Right to Re-Inspect
 - Revocation clause



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STAFF RECOMMENDATION

- Implement a **VOLUNTARY** Proactive Rental Inspection Program
 - RFQ to develop list of licensed/certified inspectors (IDIQ Process)
 - Web page
 - Tenant Resources
 - List of Inspectors
 - List of Inspected Properties
 - Work with TAMU Off-Campus Housing Office
 - Fee Analysis