

# **Voluntary Residential Rental Inspection & Certification Program**



# Current Programs & Resources

- Protections provided in lease agreement
- International Property Maintenance Code
- Multi-family property inspection by Fire Marshals
- SeeClickFix Reporting System





# Phase 1

## 1) Implement a VOLUNTARY Residential Rental Inspection & Certification Program

- Inspection arranged by the property owner/manager and completed by a credentialed 3<sup>rd</sup> party inspector
- All types of rental units – certified by building
- Number of units to be inspected determined by type of property - multifamily units randomly selected by the inspector
- Standard basic habitability inspection
- Certificate issued: Good for 2 years
- Address included on list posted on web page – “Gig’em List”
- Inspector & Certification subject to revocation



## Future Phase 2

### 2) Implement a MANDATORY Violation-Based Residential Rental Inspection Program

- Requires mandatory registration and inspection of any building with a rental unit where a certain number of code violations have been confirmed within a determined period of time.





## Future Phase 3

Revise existing residential rental registration program to include ALL rental properties

- Registration by building (i.e. Duplex, 4-plex, apartment complex with multiple buildings)
- Phase in based on type and age of building
- Third party administrator



# Challenges & Concerns

- Number of rental units ~ 32,000
- Resources to manage and monitor
- Cost of inspection
- Tenant caused code violations
- Displaced tenants from uninhabitable rental units
- Privacy

