

	City of Santa Cruz	City of Sacramento	City of Los Angeles	San Luis Obispo Ordinance repealed May 2017
Summary	Annual inspection of residential rental dwelling units within the City of Santa Cruz.	Initial inspection and annually until no violations found.	Inspections at least once every three years.	Adopted May 2015. Inspection in the first 3 years of program.
Triggers	The Program requires that all owners of one or more residential rental dwelling units within the City of Santa Cruz register with the City.	All residential rental housing units	Two or more residential units , with at least one for rent.	All non-owner-occupied Single Family dwelling units; Duplex or secondary dwelling units; Condominium units
Exemptions		<ol style="list-style-type: none"> 1. Units that are regularly inspected by another agency. 2. Rental properties that are less than five (5) years old. 	<ol style="list-style-type: none"> 1. Owner Occupied Units 2. Vacant Properties 3. Housing accommodations in hotels, motels, inns, or tourist homes. 	<ol style="list-style-type: none"> 1. Owner-Occupied 2. Legal Accessory Dwellings (not a rental) 3. Mobile Home Parks 4. Units already inspected by another Government Agency 5. Hotels/Motels (less than 30 day occupancy)
Registration/ Program Fees	Annual Registration Fee = \$45 per each applicable property	Annual Program Fee = \$16 per rental housing unit.	Annual Program Fee = \$43.32 per unit. A landlord may collect 1/12 of the annual Program Fee from the tenant of the rental unit per month.	Registration fee = \$65 per unit
Inspection Fees	\$20 per unit inspected	\$127 per each new rental unit inspected	\$201.50 per unit inspected	\$185 per unit Inspection fee covers initial inspection and one re-inspection.

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Focus	Compliance with state and local laws involving housing, building and zoning codes and property maintenance. Council Directed Focus: (a) unpermitted dwelling units; (b) the renting of spaces not intended for habitation; and (c) substandard, overcrowded, unsanitary and unsafe housing conditions that render a housing unit unfit or unsafe for occupancy.	Compliance of health, safety and welfare code violations in/on residential rental properties that are a threat to the occupant's safety, structural integrity of the building, and a negative impact on the surrounding neighborhoods.	Compliance with building codes and standards for rental housing.	Compliance with State and Local Housing, Building, Fire and Zoning Codes.
Self-Certification	If eligible, owner conducts annual self-inspections of all units, and City inspects 20% of the total units on a property once every 5 years.	Placed on self-certification program if no violations at initial inspection, or if violations corrected before the 30-day re-inspection. Owner conducts self-inspection annually and upon change in tenancy.	None	At the end of 3 year period City determines if the unit is eligible for self- certification based on the following: <ul style="list-style-type: none"> • Unit compliant after initial city inspection • Unit has not had a code violation during the 3 year period • No outstanding fees or fines
After Inspection	Passing units issued a rental housing inspection certification. Violations must be corrected within specific timeframe.	Random inspections of 10% of the properties that have been self-certified to verify that the property is maintained. As long as no violations exist, the property will continue in	If property does not pass an inspection, the inspector will issue an order of violation. 30 days to comply with the order. If violations have not been corrected by the	Property owner will receive a report indicating outcome of the inspection. <ul style="list-style-type: none"> • Certificate of Compliance if unit passes

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		<p>the Self-Certification Program. If the property does not pass inspection, it will no longer be eligible for the Self-Certification Program and will be subject to annual inspections at \$127 per each unit inspected.</p>	<p>compliance period specified on the order or any extension thereafter, the case is forwarded for enforcement.</p>	<ul style="list-style-type: none"> • Corrections issued if repairs needed • If not corrected, code enforcement case opened.