

Proactive Rental Inspection Program Components

(from A Guide to Proactive Rental Inspection Programs, 2014 ChangeLab Solutions)

Types of rental housing Included

- Target particular neighborhoods
- Target based on number of units
- Commonly exempted units
 - Owner-occupied
 - Government regulated or subsidized
 - New construction
 - Hotels/motels

Rental registration/rental licensing

- Without fee (no inspection program)
- With a fee (to cover costs of inspection program)

Frequency of inspections

- Habitability inspection prior to tenant occupancy
- Additional periodic inspections dependent upon resources
- Triggers
 - Periodic inspections on cyclical basis (every few years)
 - Frequency based on prior compliance
 - Set baseline and extend for those that have complied
 - Self-certification
 - Allow for those who have a record of passing inspections
 - Require only when a unit is vacated due to change in tenancy

Notice of Inspection and Entry of Occupied Units

- Notice tenants and owners
- Tenant must give consent to enter unit

Scope of Inspections

- Exterior inspections
- Interior inspections
 - Sampling of 10% of multi-unit
 - Lead hazard inspections
- Interior common areas

Enforcement to Address Code Violations

- Does not require major changes in enforcement of complaint-based inspection
- Enforcement approaches
 - Rent escrow accounts for failure to fix violation within time allotted
 - Registration/license required for eviction actions
 - Monitoring of substandard properties to ensure violations are abated

Funding Proactive Rental Inspection Programs

- Registration/license and program fees
- Inspection fees (periodic or per inspection)
- Re-inspection fees to cover additional inspections for those with violations
- Other fees (rescheduling, missed appointments, late payment, abatement)
- Penalties/fines for violation