

Many communities across the country have some sort of rental inspection ordinance or requirement with the primary intent of protecting the tenants from harm.

There are numerous benefits to a rental housing with inspections program, including:

- Safety of the tenants
- Improved neighborhoods, decreased blight
- Improved property values, for owners and neighbors
- Self-funded program
- Provides rental database and insight into rental density

How does the program work?



Register homeowners & landlords, provide inspection checklist, and collect fees



Schedule and conduct inspections, report necessary repairs, conduct followup inspection



Owner receives Certificate of Compliance

1. Working with each jurisdiction on an appropriate communication strategy, homeowners and landlords are **notified and educated** about the program. The notification may include a **pre-inspection** check list. A registration process begins which includes a **fee**.
2. Registered rental housing owners are **notified** that **SAFEbuilt** will be handling the inspection process on behalf of the community.
3. On a pre-determined schedule our inspector will **schedule** a review of the property **and conduct an inspection** using the International Property Maintenance Code or adopted local ordinances.
4. After the inspection, a **report is provided to the owner** with specific instructions about any needed repairs that may be required. The report also indicates a reasonable timeline for the repairs to be completed.
5. If repairs are needed, a **follow-up inspection** is scheduled and performed.
6. Upon approval, the owner receives a **certificate of compliance** that the inspection was passed.

Frequently Asked Questions

What if my city/town doesn't have a rental housing/inspection ordinance?

We can help provide ordinance samples from other similar-sized communities to get you started. Being proactive is encouraged as many communities don't address this issue until there is a tragedy or unfortunate accident as a result of a poorly maintained property.



Having a safe community for all of our residents is a priority, what kind of resistance might we expect?

Responsible landlords will ultimately view this as a way to protect their investment and those who rent from them. Experience has shown that it's the less responsible landlords that might be the vocally opposed.

What is the purpose of a rental housing program?

Our purpose is to identify potential safety hazards per the International Property Maintenance Code and any applicable local ordinances. It would also provide information on violations along with instructions and a timeline for necessary repairs to appropriate municipal staff.

Will this increase rental rates?

We have found that while this is a threat, rental rates are really about supply and demand. A property owner that can certify compliance of a rental property can actually have more appeal in the marketplace.

Contact us today about setting up a Rental Housing Inspection program in your community!

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About SAFEbuilt

SAFEbuilt is a leading outsourced building services provider that improves flexibility, minimizes disruptions, and increases speed to revenue. Offering a breadth of professional services and support options, SAFEbuilt helps communities achieve their growth goals while meeting their budget needs. Visit [SAFEbuilt.com](https://www.safebuilt.com) to learn more.