

Rental Inspection Programs

The Systematic Approach to Decent, Safe, and Sanitary Housing



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Problem

Complaint Based Code Enforcement

REACTIVE system - Tenant must file a complaint to trigger inspection



Unreliable - Vulnerable Tenants generally do not report housing issues

Solution

Rental Inspection Program

PROACTIVE Systematic Code Enforcement – inspections occur automatically

GOAL – enforce and maintain minimum housing standards

- Preventative maintenance
- Address problems early



LICENSING SYSTEM

- = Minimum Housing Standard
- Create database
- Grade Performance:
 - ❑ Code violations
 - ❑ Unpaid property taxes
 - ❑ Validated police/fire calls
 - ❑ Nuisance calls
 - ❑ Unpaid fines

PERIODIC INSPECTIONS

- At initial registration
- On ownership change
- Based on performance/condition



ENFORCEMENT

- Goal: maximize compliance
- Incentivize and reward responsible landlords
- Penalize irresponsible landlords:
 - ❑ Loss of license
 - ❑ Admin/civil/criminal fines
 - ❑ Rent reduction
 - ❑ Disproportionate impact fee
 - ❑ Liens



Grade Properties → Inspection Frequency → Enforce Based on Grade

Local Rental Inspection Program?

- Potential to integrate with existing systems:
 - Registry for vacant/abandoned/foreclosure properties
 - Business tax receipt
 - Minimum housing enforcement officer
- Start with pilot program
 - Focus on neighborhoods with large amount of code violations