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**YOUR FILL-IN-THE-BLANK  
RENTAL INSPECTION  
POLICY GENERATOR**

# RENTAL INSPECTION POLICY GENERATOR

## Program Design

1. Which units are inspected?  All units  All units built before 1978  
Exemptions - any exemptions must be clearly justified in the text of the law  
 None  Other \_\_\_\_\_

How many units will this policy cover? \_\_\_\_\_

## 2. What do they look for?

- All lead hazards  Lead paint only  Other housing hazards

### Lead Testing

- Risk Assessment  Collect + analyze Samples  Visual + dust wipe clearance

## 3. What do you do if there is a lead hazard?

- Full abatement  Interim Controls  
 Require lead safe work practices  Require dust clearance

4. How often are the inspections? \_\_\_\_\_

5. Who does the inspection?  City  Third Party  Both

## Implementation, Accountability, and Enforcement

### Legal Foundation for the inspection program

All housing built before 1978 is presumed to contain lead paint

Lead hazards are a nuisance and are prohibited

City has right of entry with permission or administrative warrant

Need help completing a section?  
Reference your Policy Cheat Sheet on pages 10.

# RENTAL INSPECTION POLICY GENERATOR CONTINUED

## Require inspection as a condition of renting

- Certificate of Occupancy     Certificate of Compliance     Rental License  
 Lead-safe or lead-free certificate     Charge for certificate/license \_\_\_\_\_

## Rental registration

Fee \_\_\_\_\_ Frequency \_\_\_\_\_  Public online mapping system

## Adequate staffing and technology to support the program

Number of inspectors (City/Third Party) \_\_\_\_\_

Strategy to hire from community \_\_\_\_\_

Administrative and technical capacity to track compliance \_\_\_\_\_

## Enforcement mechanisms

- Escalating administrative fines
- Tenants can sue for landlord noncompliance
- No eviction if landlord has code violation
- Nonprofits can help tenants sue
- Lead court

## Tenant protections

- Prohibit retaliation
- Evaluate for unintended consequences of policy
- Provide alternate housing if tenants must vacate for repairs

**Periodic reporting**     City reports of inspections     Track elevated blood lead levels

Reports of third-party inspections     Develop metrics for effectiveness

**Public oversight mechanisms**     Advisory Committee     Auditor

**Funding to help landlords afford repairs**

**Other** \_\_\_\_\_