YOUR FILL-IN-THE-BLANK
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 ________________________________