



The Residential Rental Housing Inspection Program

Benefits Property Owners, Renters and all Sacramento Residents

- Promotes safe rental housing that meets health standards
- Maintains and increases property values
- Preserves neighborhoods and quality of life
- Reduces deteriorating rental housing
- Encourages annual self-certification inspections by rental property owners
- Fosters a partnership between property owners, tenants and the City of Sacramento



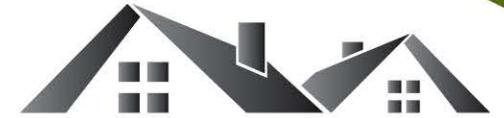
Español | 中文
 Tagalog | Tiếng Việt
 Hmoob | Русский

Phone: 311 or
 916-264-5011 outside city limits

3/2015

Code Compliance

Website:
portal.cityofsacramento.org/code



Residential Rental Housing Inspection Program

Working with You to Maintain Quality Living Standards that Protect Renters and Rental Property Owners

City of
SACRAMENTO
 Community Development
 CODE COMPLIANCE DIVISION

Sacramento's reputation as a great place to live is due in large part to the quality of our neighborhoods and the range of available housing. To maintain Sacramento's standard of livability and prevent deterioration of neighborhoods, rental units must meet minimum building standards. The Residential Rental Housing Inspection Program promotes compliance with health and safety standards to reduce substandard rental housing conditions.



INSPECTIONS MAINTAIN LIVING STANDARDS

City building inspectors inspect rental properties for interior and exterior code violations and issue corrective notices as needed. Common examples of violations are:

- Inoperable or missing smoke & carbon monoxide detectors
- Faulty electrical wiring
- Faulty weather protection
- Improper venting of fuel burning appliances
- Unapproved plumbing
- Inadequate or lack of heating



HOW THE PROGRAM WORKS

Owners of rental property are required to submit a Rental Housing Program Registration Form for each rental property owned.* Registration forms are available on the program web page, or owners may call the program office at 916-808-7368 to request a form and information packet by mail.

Once the property is registered, if it has not yet been inspected by the program, inspection appointment letters are sent to the property owner and tenant(s) providing advance notice of the appointment date and time. The inspector performs an inspection of the exterior and interior of the rental units. If no violations exist, the inspector provides an approved checklist to the property owner and tenant, and no further inspections are needed. The property then qualifies for "Self-Certified" status.

Owners of Self-Certified properties are required to inspect their units on an annual basis, making any necessary repairs to ensure no new violations are present. The Rental Housing Program randomly inspects 10% of the self-certified properties to verify that the property is maintained and that no new violations exist. If the property is in compliance, it will continue in the Self-Certification Program. If the property does not pass inspection, it will no longer be eligible for the Self-Certification Program and will be subject to annual inspections

If the property does have violations, the inspector gives the property owner a list of items to be corrected and 30 days to bring the property into compliance. If violations still exist at the 30-day reinspection, the owner will be subject to annual penalties and enforcement action and the property will not be eligible for self-certification until violations have been cleared and an annual reinspection is performed.

*Some properties are exempt from the program, including those units that are less than five years old and units that are inspected regularly by another government agency.

ADDITIONAL INFORMATION

Regarding the Rental Housing Inspection Program

Visit our website at:

portal.cityofsacramento.org/code

for more program information such as:

Rental Housing Information

- Registration of Rental Property
- Local Contact Representative
- Inspections
- Self-Certification
- Program Fees
- Exempt Rental Units
- Frequently Asked Questions
- Forms
 - » Registration
 - » Exemption
 - » Inspection checklists
 - » Residents Rights
- Frequently Asked Questions
- Program Area Map
- Useful Links

Contact Information:

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