

# SPECIAL ALERT



RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY

November 27, 2007

## Rancho Cordova City Council Approves Rental Inspection Program for 2008

### *RHA convinces council to start program with no new fees*

Calling their vote on the inspection issue a “watershed moment”, the Rancho Cordova City Council unanimously approved a rental inspection program that will take effect in early 2008. The council must consider the proposal again in early December but given their unanimous sentiment, the council will surely adopt the program. Fortunately, RHA convinced the council to implement the program with no new fees.

#### ***Summary of Rental Inspection Proposal***

The following components were taken from the draft ordinance and discussions with city staff:

- ***Fees*** – At RHA’s request, the city will use the existing rental housing code compliance fee to implement the program. In addition, the city also will seek state grants to help defray the costs. Therefore, no new fees are anticipated to start the program.
- ***Inspections*** – While the ordinance does not specify the cycle of inspections, city inspectors would conduct an exterior and interior inspection using a city-approved checklist. The city will inspect only a percentage of multifamily units but will inspect all single family rental homes.
- ***Registration*** – Every rental owner must provide the city with specific information about the property as well as providing city officials with contact information that will be used only for emergency purposes.
- ***Education*** – Owners and/or property managers who have repeat or serious code violations will be required to attend an education course or series of courses.

#### **How Did RHA Help Our Members?**

- **No new fees** – Unlike other local jurisdictions that are adopting rental inspection programs, RHA convinced city officials to implement the program using existing fees. City staff is applying for state grants and using fees assessed to non-compliant owners as ways to offset the costs of the program. RHA will monitor the program closely to ensure additional fees are not necessary.
- **Partnership on education** – City staff and RHA will work closely to educate rental owners and property managers on the inspection process including the items contained in the inspection checklist.

#### **Next Steps**

- ***Attend the RHA course on rental inspections*** – RHA plans to develop a course informing rental owners and property managers on the details of the program including how to successfully pass the inspection using the city’s inspection checklist. Watch your email and mail for registration information.

*For more information, contact RHA Deputy Director Cory Koehler at (916) 920-1120 ext. 206 or email [cory@rha.org](mailto:cory@rha.org)*

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