

WHY DOES MY HOME NEED AN INSPECTION?

Maintaining the availability and quality of rental housing helps make Santa Cruz a great place to live. The Residential Rental Inspection Program (RRIP) helps ensure rental housing in Santa Cruz is safe and meets basic maintenance standards. The program was established to maintain safe and sanitary rental housing in the City of Santa Cruz.

To make sure your home is being safely maintained, yearly inspections are needed. It is the property owner or manager's responsibility to get the inspection done.








WHO WILL DO THE INSPECTION?

- A City inspector
- OR
- Self-inspection by a property owner or manager



WHAT IS A CITY INSPECTION LIKE?

A RRIP inspection is a careful look at basic housing requirements. The inspector will look for things like:

-  • No holes or visible leaks in the roof or walls
-  • Plumbing fixtures such as sinks and toilets are working
-  • Electrical fixtures such as outlets are working
-  • A permanently-installed working heating system
-  • Properly installed carbon monoxide and smoke alarms



A RRIP inspector will:

- Look at all structures on the property
- Look at exterior areas including any electrical panels and water heaters



A RRIP inspector will *not*:

- Go through your personal items
- Look in dressers or other furnishings
- Ask you about immigration status or illegal activities



HOW WILL THE INSPECTION WORK?

1 NOTICE

You must receive at least one day advance notice of the inspection from the property owner or manager.

You should work out a plan with the property owner or manager for entry into your unit.

2 PREPARE

Let your property owner or manager know in advance about anything that needs to be fixed.

Make sure the inspector can get to all areas of your unit. Put away any personal items you do not want seen.

3 ACCESS

On the day of the inspection, make sure the inspector can access your unit.

It is your choice whether you are present for the inspection or not.

4 FOLLOW UP

The property owner and manager will be notified of the inspection results. You can find out if the property passed the inspection by emailing rental@cityofsantacruz.com.

If there is a problem with the inspection, or a maintenance or safety issue that was missed, you can report it to the property owner or manager, or you can call the Rental Inspection Program at (831)420-5110





Renting in Santa Cruz Rights, Responsibilities, Resources

Renters have the right to:

- Live in safe and well maintained housing
- Receive proper notice before giving access to the rental
- Be free from unlawful evictions
- Receive written notice of changes to the rental agreement

Renters have the responsibility to:

- Pay rent
- Not damage the property
- Follow the terms of the rental agreement
- Grant reasonable access to the property owner and manager

Find out more about your Rights & Responsibilities as a renter at:

www.cda.gov

Contact Us



WEBSITE

www.cityofsantacruz.com/rentalinspection



PHONE

(831)420-5110



MAIL or IN-PERSON

Planning & Community Development

Attn: Rental Inspection Program
809 Center Street, Room 107
Santa Cruz, CA 95060

Translated Versions Available

Spanish

Rental Inspection Information for Renters



Residential Rental Inspection and Maintenance Ordinance

Improving and preserving health and safety for all Santa Cruz Renters