



Residential Rental Inspection Program (RRIP)

What you need to know about **RENTAL INSPECTIONS**

for Property Owners/Managers



Why do I need a **RENTAL INSPECTION?**

Properties are inspected, in accordance with City law, to make sure rental housing is safe and sanitary. Those registered as self-inspected must be inspected once every five years or can request annual City inspections. Properties may have required City inspections because of past code violations. An active case will require a City inspection for the next three years.

Remind me, **WHAT'S RRIP?**

The Residential Rental Inspection Program (RRIP) was established by Santa Cruz City Council to help ensure rental housing is safe and meets basic maintenance standards.

Did you know?

As of 2013, there are over 11,000 rental units in the City of Santa Cruz. Your participation in this program means a safe, clean home for another community member.

HOW DO I PREPARE FOR AN **INSPECTION?**

- Notify your tenant of the inspection date. (Typically 24-hours advanced notice.)
- Make sure all areas are accessible.
- Review the inspection check list.

What if I DON'T PASS the inspection?

You will receive written notice if your property does not pass the RRIP inspection. You will need to correct the safety or maintenance issues and pass a re-inspection by the due date on your written notice. City inspectors will perform a re-inspection at no charge.

WHAT WILL BE INSPECTED?

A City inspector will follow a checklist of basic safety and maintenance requirements. The RRIP inspection looks at common areas and the units listed on the Annual Statement.

Examples of items required by the checklist are:



Plumbing fixtures such as sinks and toilets are working properly.



No holes or visible leaks in the roof or walls.



Windows and doors work properly and are secure.



Permanently installed functioning heating system.

What do I tell my **RENTERS?**

RRIP requires that renters receive at least one day written notice of an inspection from the property owner or manager.

**ONE DAY
notice**

Only the items on the RRIP checklist are inspected. The full RRIP checklist can be found at
www.cityofsantacruz.com/rentalinspection




What if I need more time **TO MAKE REPAIRS?**

If you need more time to make repairs and complete the inspection, please contact your City inspector. We can extend the due date as long as you are working towards making the repair. If the due date passes and you have not contacted us, you may be subject to enforcement and fines.

Where do I go to **FIND OUT MORE?**

Code Compliance Division
809 Center Street, Room 107
Santa Cruz, CA 95060

www.cityofsantacruz.com/rentalinspection

 **PHONE**
(831) 420-5110

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