

FEWER INSPECTIONS FOR GOOD LANDLORDS

- Landlords who have not received any blight tickets and have remained current on their property taxes may renew their certificates of compliance on a two-year (multiple family units) or three-year (1-2 family dwellings) cycle.
- An annual lead-based paint risk assessment will still be required for all properties, unless landlords have taken longer-term measures to abate the lead.
- BSEED will accept inspections of rental properties conducted by the U.S. Department of Housing and Urban Development or any other governmental agency, if that inspection certifies that the property is in compliance with the City ordinance.
- Low-income landlords who are first-time violators may correct their blight violations and avoid paying any fine.
- Landlords will have a six-month compliance period to obtain a certificate of compliance. Enforcement action will be suspended for landlords without a certificate of compliance during this period.
- Landlords who are more than one year behind on property taxes will not be able to obtain a certificate of compliance. Being current on a payment plan with Wayne County, however, will be considered acceptable.



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For information on the
**Residential Rental Compliance and
Enforcement Program**, go online to
www.detroitmi.gov/rental
or call the Property Maintenance Division at
(313) 628-2451.

INFORMATION FOR LANDLORDS

What You Should Know About
**Rental Property
Enforcement**
in

48215



City of Detroit
**Buildings, Safety Engineering &
Environmental Department**

The City of Detroit recently amended the ordinance that covers rental properties. This brochure outlines the changes to Chapter 9 that impact rental property owners.

Starting Feb. 1, 2018, the Buildings, Safety Engineering and Environmental Department (BSEED) will begin the Residential Rental Compliance & Enforcement Program in your zip code – 48215.

IMPORTANT DATES TO KNOW

Enforcement Launch Date
FEBRUARY 1

Register Rental Property
By MAY 1

Obtain a Certificate of Compliance
By AUGUST 1

Tenants can put rent payments
into escrow for properties
without certificates of compliance
beginning
AUGUST 1

SAFER HOUSING, STRONGER NEIGHBORHOODS

Detroit wants to ensure that all Detroiters have access to safe housing – and that landlords know exactly what's required to bring their rental properties up to code and stay in compliance.

Beginning Feb. 1, 2018, inspectors will begin enforcing the City's new Property Maintenance Ordinance on all rental properties in 48215.

Landlords will have three months to get their rental property registered with the City and six months to ensure their properties are up to code and to obtain a certificate of compliance from the City. Beginning in August, all properties in 48215 that have completed their six-month compliance period will be listed on the City of Detroit's website, where anyone will be able to see whether any rental property is registered and in compliance.

For more information about the rental ordinance changes, the schedule for all Detroit zip codes, and other requirements, please visit www.detroitmi.gov/rental.

3 SIMPLE STEPS

You can register your property now and schedule an inspection online at www.detroitmi.gov/rental.



Each month, enforcement will begin in a new ZIP code until residential rental properties across the entire city are brought up to code.

STEP 1:

- Register your property online by May 1, 2018.

STEP 2:

- Schedule your inspection*:
 - For single- and two-family dwellings, schedule with an approved third-party rental inspection company. A list of approved third-party companies can be found at detroitmi.gov/rental
 - For properties with three or more units, schedule with BSEED. Call **313.628.2451**
*(inspection fees will apply).

STEP 3:

- Obtain a certificate of compliance for your rental property by Aug. 1, 2018.¹
- After Aug. 1, you will not legally be able to collect rent for any property in 48215 that does not have a certificate of compliance. At that time, tenants may place their rent into escrow, where it will be held until your property has been issued a certificate of compliance. Rent held in escrow will be returned to tenants if the property remains out of compliance for 90 days, then every 60 days after that.

¹ An owner need not obtain a certificate of compliance for any portion of a one- or two-family dwelling which is occupied by the owner and/or the owner's immediate family.