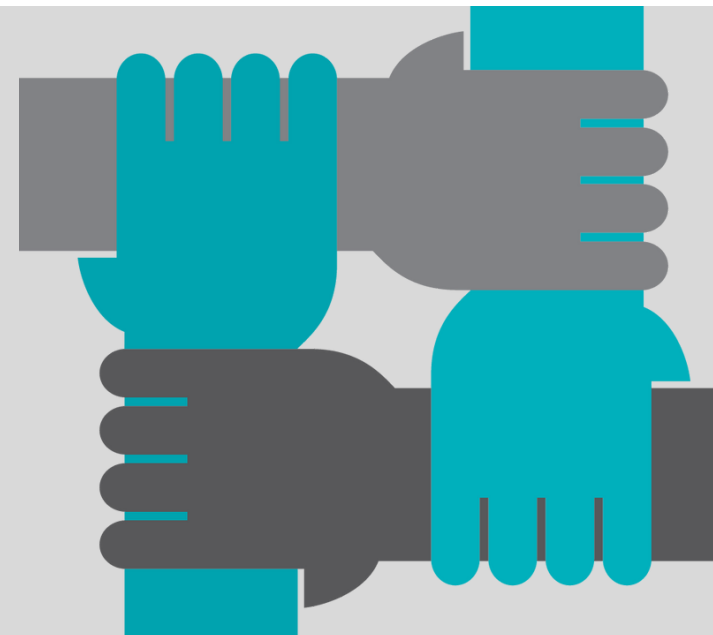


Proactive Rental Inspection and Certification Programs



✦ An Overview | United for a New Economy

Why is this needed?

From conversations with community members and property walk-throughs, we have found that residents across our state are living in substandard rental properties that are not being kept up to city health and housing code. This has resulted in residents and families living in units with mold, lack of heat, broken appliances, and other dangerous, unhealthy, and illegal living conditions.

A proactive rental inspection and certification program will help address many of these issues by taking a systematic approach to the inspection process to ensure that residents have a safe and healthy place to call home.

Where has this been passed?

Cities across Colorado and the country have adopted this type of program and seen measurable success in bringing properties up to code and improving living conditions for residents.

In Colorado, [Denver](#), [Boulder](#), [Westminster](#), and [Federal Heights](#) have all created proactive rental inspection and certification programs to improve the health and well being of renters in their communities.

Examples from other cities across the U.S. and the impacts of their programs include:

- [Sacramento, CA](#) - Dangerous building cases were reduced by 22% over the course of five years under Sacramento's Rental Housing Inspection Program.
- [Greensboro, NC](#) - Over four years, Greensboro's Proactive Rental Inspection Program brought nearly 9,000 rental properties up to code that were previously in substandard condition.
- [Los Angeles, CA](#) - The adoption of Los Angeles' Systematic Code Enforcement Program led to owners correcting over 1.5 million habitability violations and re-investing \$1.3 billion into the housing stock over a seven year period.

Who does this program benefit?

Tenant Benefits	Landlord Benefits	Community Benefits
<ul style="list-style-type: none">• Protect residents' health and wellbeing• Reduce housing inequities- keep housing up to code for all residents, regardless of background• Ensure safe living conditions for children and families	<ul style="list-style-type: none">• Prevent more serious maintenance issues by identifying them early in regularly scheduled inspections• Preserve property values• Improve relationships with tenants	<ul style="list-style-type: none">• Preserve tax base by keeping property values high• Better understand community housing needs and tailor solutions• Build community trust by demonstrating commitment to residents' wellbeing

Proactive Rental Inspection and Certification programs have been proven to ensure that landlords uphold the agreements established in the lease and create the safe and stable housing that tenants need. Every Coloradan, including renters, needs a home that is healthy and safe. To learn more about these programs or to get involved, reach out to Alex Luna at allex@unecolorado.org

