**Proposed City of Cincinnati Rental Inspection Program**

**PURPOSE:** The City of Cincinnati seeks to launch a rental inspection pilot program in the CUF, East Price Hill, and Avondale neighborhoods in response to concerns raised by tenants, neighbors, community councils, and housing advocates about substandard conditions in rental housing. The goal of this program is to increase the quality of life for all City residents and prevent a minority of owners with code violations from detracting from the City’s vibrant rental housing market.

**SCOPE:** Property owners and landlords who keep their properties in good repair and code compliant are not subject to the program. Only those property owners with unresolved code violations, delinquent property tax bills, a history of maintaining significant health and/or safety hazards in a rental unit, or who meet other similar criteria demonstrating deficient property management are subject to the inspection program.

For rental properties with eight or more units, a random sampling of units will be inspected.

**HOW IT WORKS:** If a property owner in the pilot areas is subject to the inspection program, they must apply for a Rental Inspection Certificate. To apply, an owner must provide information about the property, including a copy of the current rental registration as required by Ohio state law and a written certification consenting to an interior/exterior inspection of the rental unit. If consent is not provided, the City will not penalize a property owner but will obtain an administrative search warrant in compliance with all applicable state and federal laws.

Once an application for certificate is received and after an authorized inspection is conducted by City officials, the rental unit will be designated compliant, substantially compliant, or non-compliant.

* Owners of compliant rental units will receive a Rental Inspection Certificate and a re-inspection will not be required until four years (48 months) from the date of issuance.
* Owners of substantially compliant rental units will be subject to reinspection at 30-day intervals until the property is made compliant, at which time it will receive a Rental Inspection Certificate and be subject to the same reinspection schedule as compliant rental units.
* Owners of non-compliant rental units will be subject to reinspection at 30-day intervals until the property is made compliant and they will be subject to annual reinspection.

**COSTS:** Owners of property subject to the inspection program must pay a $100/unit fee for the initial inspection. Additional fees will be imposed for supplemental inspections for substantially complaint and non-compliant rental units as follows: $70 for initial reinspection; $140 for second reinspection; $210 for third reinspection; $280 for fourth or more reinspections.