



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Residential Rental Inspection Program (RRIP)



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# Res. No. 2023-R006

To request that the Chief Administrative Officer develop a program that establishes one or more rental inspection districts and requires inspection of residential real estate dwelling units within such districts pursuant to Va. Code § 36-105.1:1 and to submit a proposed ordinance setting forth the particulars of such program to the Council

# What is a RRIP?

RRIP: Residential Rental Inspection Program

Promotes safe, decent, and sanitary housing in residential rental dwelling units, in a manner consistent with general law and authority set forth in § 36-105.1:1. Code of Virginia

Allows governing body to establish geographical district(s), which permits building official to conduct proactive inspections of residential rental dwelling units within it

# Why establish a RRIP?

The governing body may establish residential rental inspection districts when it finds that there is a need to protect the public health, safety, and welfare of the occupants of residential rental dwelling units that are **blighted, in the process of deteriorating, or warrant inspection by the building official to prevent blight or deterioration**, demonstrated when two (2) or more of the following conditions exist:

# What are the proposed criteria?

- two (2) or more building code, property maintenance code, or health code violations in the previous (24) months;
- two (2) or more incidents requiring police, fire, or other emergency service agencies in the previous (24) months;
- the condition of a structure or complex of structures is in a deteriorating condition, or is a blighting impact; or
- other reasons that are impacting the safety and sanitary living conditions for living in residential rental dwelling units

# What are our concerns?

What are the demographics of the residents within the proposed districts? How do they compare to the demographics of the greater neighborhood? The City?

What resources will be needed to handle situations where tenants become unhoused? What is our plan for landlords who do not provide alternative housing?

How will establishing a district impact the perception of a neighborhood? What about future investment?

# What is our recommendation?

1. Adopt an ordinance to establish a Residential Rental Inspection Program (RRIP) to promote safe, decent, and sanitary housing in residential rental dwelling units, in a manner consistent with general law and authority set forth in § 36-105.1:1. Code of Virginia, but...

Do not establish any geographical district(s) at this time.

2. Require any landlord to obtain a business license.

# Questions and discussion