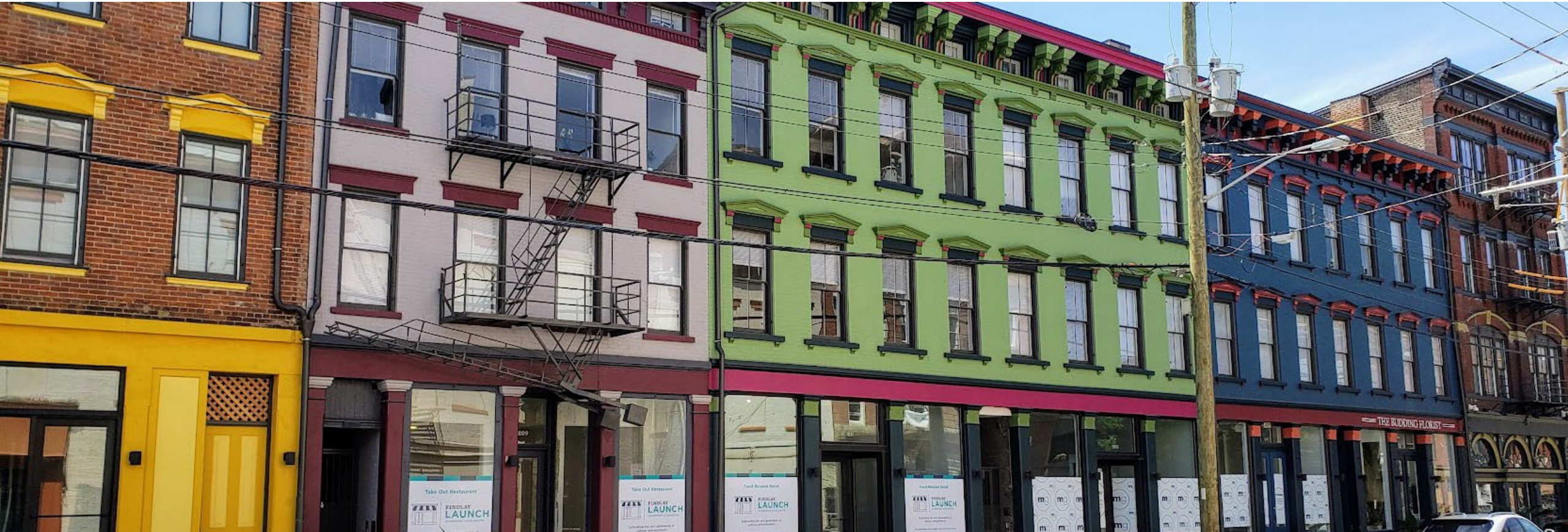




DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Residential Rental Inspection Program (RRIP)



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TUESDAY, 18 JULY 2023

What is the context?

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

What changes are we proposing?

What are the proposed criteria?

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 the types of inspections?

initial: used for residential rental purposes?

periodic: no more than one time each calendar year

property transfer: notified within thirty (30) days of sale

follow-up: as needed to achieve compliance

What about large developments?

For a development with more than ten (10) dwelling units, an initial, periodic, or property transfer inspection may include not less than two (2), but not more than ten percent (10%) of the total number of dwelling units in such development

If the building official finds a violation of the building code that affects safe, decent, and sanitary living conditions during such inspection, the building official may inspect as many dwelling units as necessary in such development

What are the exemptions?

compliant dwelling units: four (4) years from pass

new dwelling units: four (4) years from CO

agent/broker licensed under § 54.1-2106.1 Code of Virginia

property manager under § 551-1200 Code of Virginia

owner of a publicly-traded entity that manages its own
multifamily residential rental dwelling units

professional manager designation by local governing body

What else to consider?

Are these the appropriate criteria for establishing districts?

How many districts should we create? What size?

How will a district impact the perception of a neighborhood?

What types of exemptions should we permit?

What resources will be needed to conduct inspections?

What resources will be needed to handle situations where tenants become unhoused?

Questions and discussion