



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Residential Rental Inspection Program (RRIP)



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# 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 add residential rental dwelling units to the program in order to conduct proactive inspections of residential rental dwelling units within it

# What does the program entail?

- Periodic inspection of residential rental dwelling units (and upon property transfer) for building code violations
- For properties with ten (10) or more units, allows inspection of ten percent (10%) of total units; all if there is a violation
- New and compliant dwelling units are exempt from periodic and transfer inspections for forty-eight (48) months
- Does not negate ability of Commissioner of Buildings to respond to tenant (or citizen) complaints

# What are building code violations?



# 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 residential rental units should we inspect?

- 1) a need to protect the public health, safety and welfare of the occupants of residential rental dwelling units;
- 2) dwelling units are either (a) blighted or in the process of deteriorating, or (b) in need of inspection by the Building Department to prevent deterioration, taking into account the number, age and condition of such units; and
- 3) inspection of residential rental dwelling units is necessary to maintain safe, decent and sanitary living conditions for tenants and other residents.

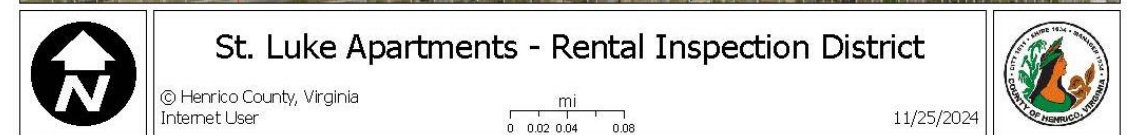


The map displays the City of Chicago divided into census tracts, each labeled with a unique identifier (e.g., 2001.01, 2001.02, 2001.03, 2001.04, 2001.05, 2001.06, 2001.07, 2002.01, 2002.02, 2002.03, 2002.04, 2002.05, 2002.06, 2002.07, 2002.08, 2002.09, 2002.10, 2002.11, 2002.12, 2003.01, 2003.02, 2003.03, 2003.04, 2003.05, 2003.06, 2003.07, 2003.08, 2003.09, 2003.10, 2003.11, 2003.12, 2004.01, 2004.02, 2004.03, 2004.04, 2004.05, 2004.06, 2004.07, 2004.08, 2004.09, 2004.10, 2004.11, 2004.12, 2005.01, 2005.02, 2005.03, 2005.04, 2005.05, 2005.06, 2005.07, 2005.08, 2005.09, 2005.10, 2005.11, 2005.12, 2006.01, 2006.02, 2006.03, 2006.04, 2006.05, 2006.06, 2006.07, 2006.08, 2006.09, 2006.10, 2006.11, 2006.12, 2007.01, 2007.02, 2007.03, 2007.04, 2007.05, 2007.06, 2007.07, 2007.08, 2007.09, 2007.10, 2007.11, 2007.12, 2008.01, 2008.02, 2008.03, 2008.04, 2008.05, 2008.06, 2008.07, 2008.08, 2008.09, 2008.10, 2008.11, 2008.12, 2009.01, 2009.02, 2009.03, 2009.04, 2009.05, 2009.06, 2009.07, 2009.08, 2009.09, 2009.10, 2009.11, 2009.12, 2010.01, 2010.02, 2010.03, 2010.04, 2010.05, 2010.06, 2010.07, 2010.08, 2010.09, 2010.10, 2010.11, 2010.12, 2011.01, 2011.02, 2011.03, 2011.04, 2011.05, 2011.06, 2011.07, 2011.08, 2011.09, 2011.10, 2011.11, 2011.12, 2012.01, 2012.02, 2012.03, 2012.04, 2012.05, 2012.06, 2012.07, 2012.08, 2012.09, 2012.10, 2012.11, 2012.12, 2013.01, 2013.02, 2013.03, 2013.04, 2013.05, 2013.06, 2013.07, 2013.08, 2013.09, 2013.10, 2013.11, 2013.12, 2014.01, 2014.02, 2014.03, 2014.04, 2014.05, 2014.06, 2014.07, 2014.08, 2014.09, 2014.10, 2014.11, 2014.12, 2015.01, 2015.02, 2015.03, 2015.04, 2015.05, 2015.06, 2015.07, 2015.08, 2015.09, 2015.10, 2015.11, 2015.12, 2016.01, 2016.02, 2016.03, 2016.04, 2016.05, 2016.06, 2016.07, 2016.08, 2016.09, 2016.10, 2016.11, 2016.12, 2017.01, 2017.02, 2017.03, 2017.04, 2017.05, 2017.06, 2017.07, 2017.08, 2017.09, 2017.10, 2017.11, 2017.12, 2018.01, 2018.02, 2018.03, 2018.04, 2018.05, 2018.06, 2018.07, 2018.08, 2018.09, 2018.10, 2018.11, 2018.12, 2019.01, 2019.02, 2019.03, 2019.04, 2019.05, 2019.06, 2019.07, 2019.08, 2019.09, 2019.10, 2019.11, 2019.12, 2020.01, 2020.02, 2020.03, 2020.04, 2020.05, 2020.06, 2020.07, 2020.08, 2020.09, 2020.10, 2020.11, 2020.12). The map includes a scale bar (0 to 1 mile) and a north arrow.



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# How should we define “blight” or “deterioration”?

- Number of building code or health code violations in the previous forty-eight (48) months;
- Number of incidents requiring public safety or emergency service response in the previous forty-eight (48) months; or
- Number of tenants of residential rental dwelling units who have petitioned, in writing, the Commissioner of Buildings to address conditions of such dwelling units causing detriment to their health, safety, and well-being

# What else should we consider?

- How many residential rental dwelling units do we have the capacity to inspect at once?
- If units are not compliant, how will the property owner help tenants with temporary housing?
- What is our plan for property owners who do not provide temporary housing?
- How does inclusion of these residential rental units impact the perception of a neighborhood?



# What is our recommendation?

1. Adopt an **ORD. 2025-161** 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
2. Amend ordinance in the future as needed to add residential rental units to the program in accordance with the guiding criteria

# Questions and discussion