



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

What does the program entail?

Council creates one (1) or more rental inspection districts

Authorizes Commissioner of Buildings to inspect residential rental dwelling units periodically and upon property transfer

Ten (10) or more units: ten percent (10%) of total units

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 to consider when creating a district?

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**

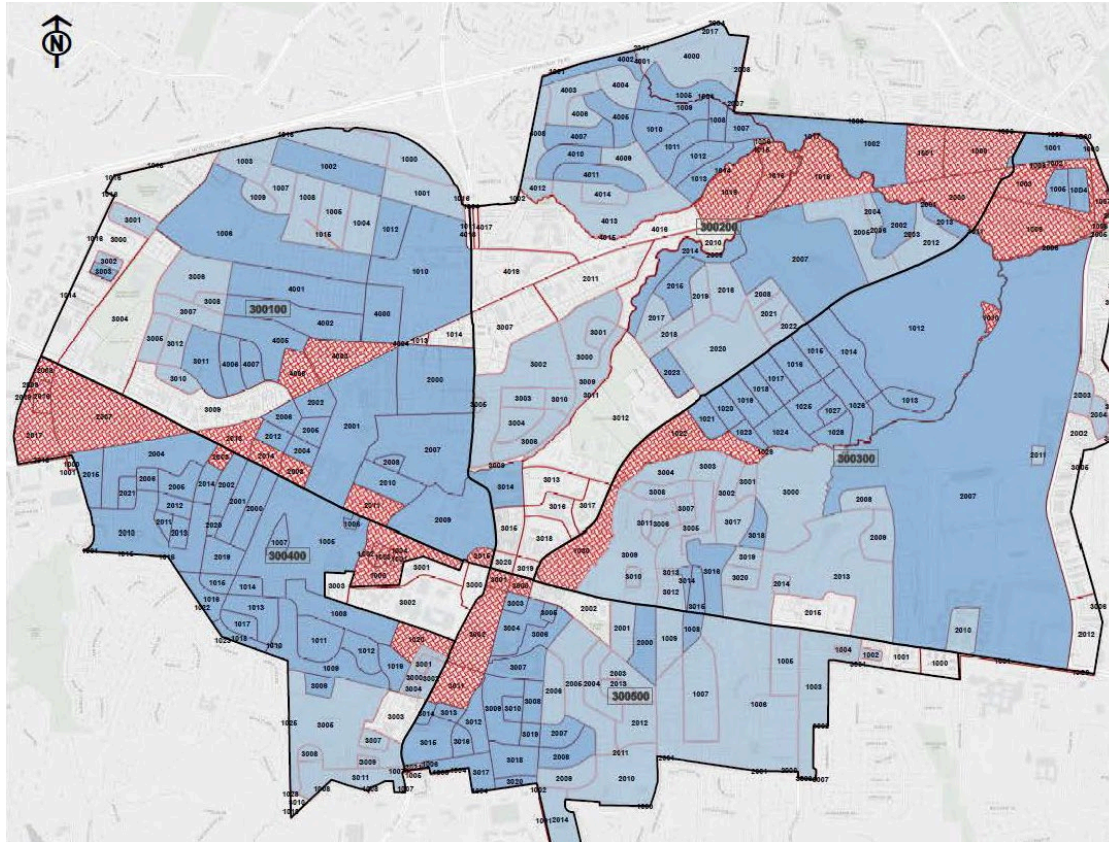
How do we define “blight” or “deterioration”?

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

How do we set district boundaries?



Fairfax City



Henrico County

What else should we consider?

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
2. Add provision that a district expires after ten (10) years
3. Amend ordinance in the future as needed to establish district(s) in accordance with the guiding criteria

Questions and discussion