



Dear Landlords/Property Owner,

This communication is to inform you of the modifications that have been made to the existing Rental Ordinance, these modifications went into effect January 4, 2022. BSEED’s ‘ultimate goal here is code compliance, most importantly, making rental properties lead safe to protect children and families.’

To receive a Certificate of Compliance to operate as a rental property, properties still must be registered and inspected and determined to be safe.

- **Rental Registration:** Under the modified ordinance rental registration will be permanent unless there is a change in ownership or use of the property.
 - If the property was previously registered or currently registered, it will need to be re-registered in 2022 to receive a permanent registration. Directions on how to register are available at: https://detroitmi.gov/sites/detroitmi.localhost/files/2020-08/How2_Register_a_Rental_Property_using_eLAPS_ACA.pdf
- **Length of Certificate of Compliance:** Under the modified ordinance the length of the Certificate of Compliance is determined by the type of lead abatement that is done at the property. The chart below outlines the new requirements:

	Properties built before 1978, Interim Controls	Properties built before 1978, Encapsulation or Enclosure	Properties built before 1978, Abatement by Removal	Properties built after 1978	Properties with Federal Inspections
Registration	One time registration in 2022 and then permanent unless ownership or use changes				
Inspection	1 & 2 family properties inspected by BSEED approved 3rd party and 3+ units inspected by BSEED				HUD Approved Inspection uploaded to eLAPS account
Lead Inspection/Risk Assessment	Every 3 years or if required after visual assessment	Every 4 years or if required after visual assessment	One time clearance or if required after visual assessment	Not Required	Not Required
Visual Assessment	Annual	Annual	Annual	Not Required	Not Required
C of C Length	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	7 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years

** Lead Inspection only required for after initial lead inspection risk assessment, going forward only a Risk Assessment & Lead Clearance are required.

- **HUD inspections:** Under the modified ordinance, a landlord can meet all inspection requirements to achieve a Certificate of Compliance with documentation of a passed HUD inspection. Examples include HQS for landlords accepting housing choice vouchers, or REAC for project-based units.
 - Properties that submit a HUD inspection still need to be registered.
- **Landlord Guide:** Additional documentation on how to bring a property into compliance is available. Refer to the Landlord Guide for information on how to obtain your Certificate of Compliance at <https://detroitmi.gov/sites/detroitmi.localhost/files/2021-08/Landlord%20Guide.pdf>

Additional information is available on the BSEED webpage: <https://detroitmi.gov/rental> and any updates regarding the ordinance will be posted here as well.

Thank you,

BSEED Management