**DEPARTMENT OF**

 **Buildings, Safety Engineering &**

 **Environmental**

**Rental Compliance Ordinance**

**Talking Points**

* The City of Detroit has always taken seriously the health and safety of all residents especially those who are tenants of rental properties.
* Buildings Safety, Engineering and Environmental (BSEED) is taking an inclusive and educational approach to ensure tenants are safe and landlords are compliant by hiring and training several new inspectors and educating landlords on compliance as well as resources available to them.
* BSEED anticipates that as a result, the new amendments to the rental ordinance an influx of rental property registrations which will result in the need to deploy more inspectors.
* The new amendments encourage those landlords who have been compliant and worked with the City to continue to do so and still holds landlords who have not accountable.
* BSEED continues to position Detroit as one of the strictest cities for lead requirements and this ordinance continues to provide more stringent requirements than HUD.
* The key is balance and insuring safety for all residents of rental properties and employing the workforce to handle the inspections needed to hold landlords accountable and compliant.
* The City keeps residents safe, educates those landlords who are noncompliant, encourages landlords that are compliant and motivates landlords to obtain certificates of compliance.

**Ordinance Summary**

* BSEED will issue a 5-year Certificate of Compliance (COC) after a landlord obtains two consecutive COC’s prior to the expiration date.
	+ *Current COC Requirement: Every three years for one to two family homes. Every two years for three or more units.*
* If a landlord does not obtain two consecutive COC’s, the requirement is every three years for all rental properties.
	+ *Current COC Requirement: Every three years for one to two family. Every two years for three or more units.*
* A Risk Assessment (RA) after Interim Controls is to be done at 3-year intervals.
	+ *Current Requirement: Risk Assessment every year.*
* A Risk Assessment (RA) after Encapsulation or Enclosure is to be done at 4-year intervals.
	+ *Current Requirement: Risk Assessment every year.*
* Require all landlords to have all units have had visually assessed by certified professional and all noted hazards abated according to HUD/EPA Guidelines.
* Increased fines will be issued to landlords with Elevated Blood Level cases not meeting specified guidelines.
* All landlords must provide the HUD disclosure pamphlet to all tenants, obtain signed documentation from the tenant acknowledging receipt, and provide copies to BSEED upon request.
* BSEED will issue a COC for all properties that pass Federal Inspections.
* Rental Registration will be permanent unless property changes ownership or use.
* BSEED will issue a 7-year COC for a passed inspection and if all lead has been removed from the property.
* Yearly reporting by the Detroit Health Department and BSEED on lead Elevated Blood Levels (EBL’s) in rental properties.