

## Rental Property Inspections FAQ

### **Why was the Rental Inspection Program created?**

The intent of the program is to proactively identify and inspect blighted and deteriorated housing stock that negatively affects property values and introduces public health and safety challenges to the community. The program will also inspect single family properties that are a risk of neglect due to corporate or non-owner-occupied status. The program is intended to: maintain community property values, identify vacant properties that may become targets for illegal activities, and ensure rehabilitation and prevention of rental housing that does not meet applicable building and housing codes, Municipal Code standards, or most importantly, is not safe to occupy.

### **What are the fees for the program and why are they necessary?**

Community request focused on improved multi-family property rental standards, property owner accountability for the deterioration of corporate owned foreclosures and an increased focus on problems with rentals of non-owner occupied single family homes. The \$40.00 per unit rental inspection fees are used to compensate for the cost of staff labor and materials related to the inspection of properties.

### **What am I required to do as a property owner for my rental?**

Besides ensuring your property is in compliance with Federal, state, county and local codes you must register your rental property with the Village Office by submitting the following to the Village of West Winfield: "Landlord Registration Statement", and payment of applicable fees to the Village of West Winfield Clerk's Office.

### **What type of Codes does the Rental Inspection Program Enforce?**

All housing in New York is mandated to abide by the International Codes. This Code established minimum standards for both owner and renter occupied housing units. Additionally, the Village of West Winfield, like most other jurisdictions, also enforces other Federal, state, county and local code adopted by the Municipality which pertains to housing. Some of these Codes include: The Village of West Winfield Zoning Code and all International Codes and Supplements as per approval by the New York State Code Council.

### **How / when will you inspect my property?**

All properties will need an inspection of the exterior envelope and interior of the unit from the Code Enforcement Officer **every three years or at the change of occupancy**. If no violations are noted at the initial inspection, the property owner and/or property manager will be issued a "Rental Occupancy Permit" and that no violations were noted. If the property does not meet minimum standards to occupy, a reinspection at no charge to the owner and/or manager will be scheduled within a reasonable time frame giving the owner and/or manager ample time to remedy the issue(s). Due process protections are followed in the performance of inspections and owners should note that tenants must provide consent for inspections in the absence of a court order. If a complaint is received regarding your property or a tenant reports substandard conditions at your property outside of the rental inspection process, owners will be notified and normal inspection procedures will occur.