



Residential Rental Property Inspection Program

Department of Community Development
May 26, 2015



Occupancy Distribution by City (%)

	Lynchburg		Roanoke		Danville		Winchester		Petersburg	
	2012	2014	2012	2014	2012	2014	2012	2014	2012	2014
Owner	53.8	52.2	57.5	55.0	55.1	55.0	49.8	49.4	47.9	44.3
Rental	46.2	47.8	42.5	45.0	44.9	45.0	50.2	50.6	52.1	55.7

Source: Housing Virginia Sourcebook, 3rd Quarter, 2014



Residential Rental Property Inspection Program History

- In 1991 City Council directed Community Development to develop a residential rental property inspection program.
- Council adopted an ordinance in 1993 creating the program and seven inspection districts with an effective date of January 1, 1994.
- On March 8, 2005, Council updated the ordinance based on changes made during the 2004 Virginia Legislative Session. One of the changes allowed the City to adopt a \$50 inspection fee.
- Council revised the ordinance in 2008 to allow the City to revoke property compliance if issued a bad check and allow code officials to seek an inspection warrant if access is denied to the unit.
- In 2013, Council combined the seven rental inspection districts into six districts based on 2010 Census data; the size of the inspection area remained the same.

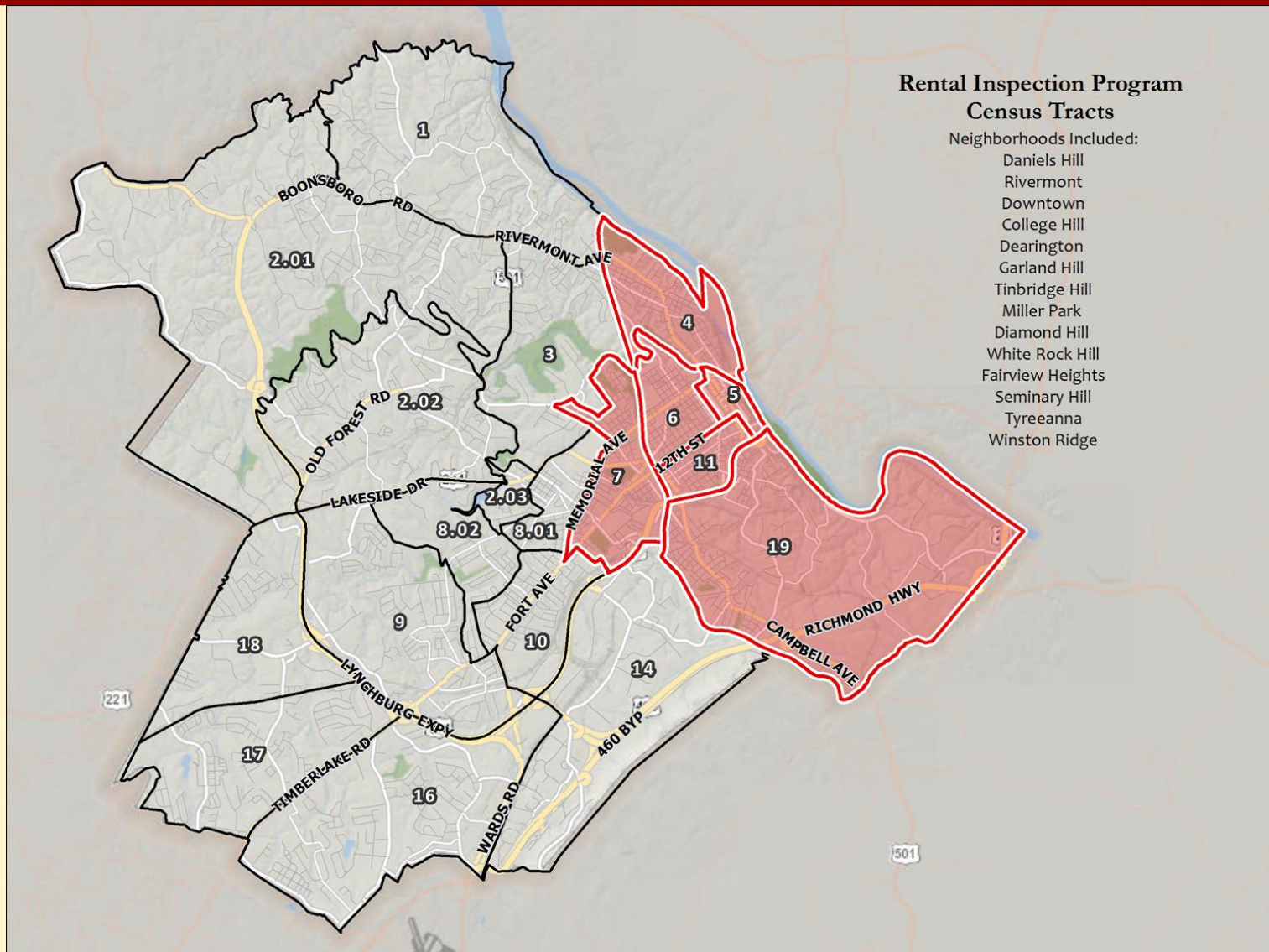


What Our Plans Say

- The City's *Comprehensive Plan 2013-2030* highlights residents' concerns about poorly managed rental housing and the Residential Rental Property Inspection Program as a tool to protect neighborhood integrity.
- The City's *2010-2015 Consolidated Plan* is a plan required by the federal government that defines a strategy for our community development and housing needs. Our plan identifies the rental inspection program as a means to provide decent housing for low-to-moderate income neighborhoods by reducing the number of rental property code violations.
- The *Analysis of Impediments to Fair Housing* finds the City's supply of decent and affordable housing remains inadequate and recommends continuation of the Rental Inspection Program to improve and preserve the existing affordable housing stock.



Residential Rental Property Inspection Program Districts





How the Residential Rental Property Inspection Program Works

- Staff maintains a database of residential rental properties.
- Staff sends a notice to the owner indicating date and time of the scheduled inspection as well as any associated fees.
- Fees: Initial rental inspection - \$50
First follow-up inspection - \$0
Subsequent follow-up inspections - \$50 each.
\$50 fee must be paid within 30 days of the inspection.
No Certificate of Compliance (CoC) is issued until the fee is paid.
- Inspection Results:
 - No violations cited: 4-year waiver and CoC issued
 - Violations abated: 4-year waiver and CoC issued
 - Violations not abated within reasonable timeframe (~ 30 days):
1-year waiver CoC issued once the violations are addressed
- There are multiple options to review violations and/or appeal.



Inspection Report



COMMUNITY PLANNING AND DEVELOPMENT

Inspections Division
City Hall, 900 Church Street Lynchburg, VA 24504
(434) 455-3910 Fax (434) 845-7630
City of Lynchburg Rental Website www.lynchburgva.gov/rental-program

INSPECTION REPORT / NOTICE OF VIOLATIONS

Address of Complaint		Parcel Id:	Annual Inspection Date:
			05/06/2015
Prop		Phone	Case Number
Address of Owner			
Details of Complaint RENTAL HABITABLE			
Code Section	Code and Violation Description		
VMC 2012: 704.2 Smoke alarms	Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-1 or I-1 occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. ***Install smoke detectors in locations as per this code		
VMC 2012: 304.1 Exterior Structure	General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. ***Repair exterior as per this code		
VMC 2012: 304.10 Stairways, decks, porches and balconies	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. ***Repair exterior back steps as per this code		
VMC 2012: 304.2 Protective treatment	All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. ***Apply exterior protective treatment as per this code		
VMC 2012: 304.3 Premises identification	Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).		



Status	Order		
PENDING REINSPECTION			
Inspector	Date of Inspection	Date of Reinspection	
Dana L Home	05/18/2015	07/21/2015	11:00 AM
Additional Information			
Notification Information			
Hand Delivered To:		Certified Mail Receipt #:	
Please be advised that all applicable permits must be obtained from this office and all violations of these codes must be corrected. A re-inspection of the subject property will be required. Property owners must comply with the provision of the International Property Maintenance Code 2009-2012, along with all other applicable ordinances of the City of Lynchburg. Failure to comply may result in legal action. The list of violations given is not inclusive, and the City reserves the right to note additional violations and to require their correction whenever such defects are observed. Please refer to the City rental program website at www.lynchburgva.gov/rental-program for building codes and resources.			
Appeals Information: The property owner of the structure or his/her agent may appeal from this decision of the Commissioner of Inspections. All appeals must be made in writing on a form provided by the Inspections Division and submitted to the Commissioner of Inspections within 21 days of receipt of this notice. In accordance with Section 36-106 of the Code of Virginia, violation of the Virginia Uniform Statewide Building Code is a misdemeanor with fines up to \$2,500.			
If you have any questions, you may contact this office between the hours of 8:30 a.m. - 5:00 p.m., Monday through Friday by calling (434) 455-3910			
City of Lynchburg Rental Program Website www.lynchburgva.gov/rental-program			

Signed: _____

D. Home



Lynchburg's Program by the Numbers

- Estimated 3,800 rental units in the area
Source: American Community Survey 2013
- Currently averaging 500 inspections annually
- Staff inspect based on the same requirements as a property maintenance inspection
- Dedicated staff: Rental Program Administrator; assisted by Property Maintenance Official as needed; combined 46+ years experience in property maintenance and construction
- Since 2008, program revenue averages \$10,000/year



Other Virginia Programs

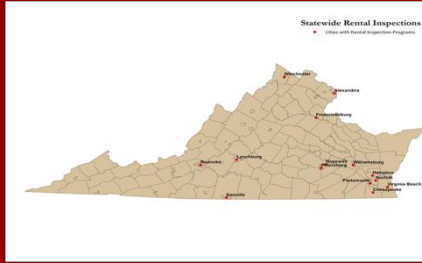
Statewide Rental Inspections

• Cities with Rental Inspection Programs





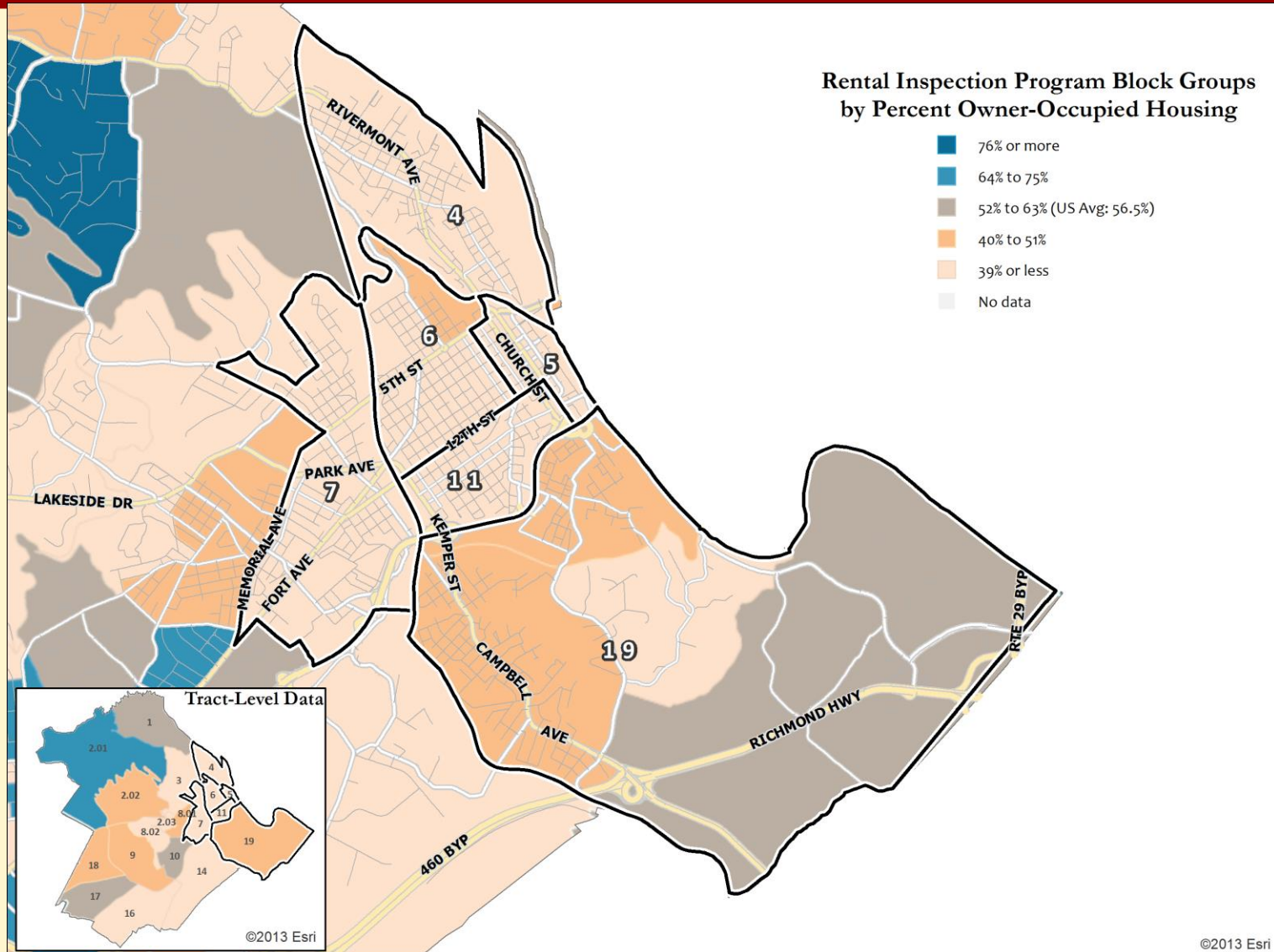
Virginia First Cities



Locality	Program Start	Rental Districts	Permits/Units	Staff
Lynchburg	1994	6	3800 units	1 inspector
Hampton	2013	9	1500 permits	4 inspectors
Hopewell	2005	2	250 units	1 inspector
Norfolk	2009	3	3500 units	18 inspectors 4 supervisors rental/prop maint/zoning
Petersburg	2010	1	1600 units	1 inspector
Portsmouth	2005	7	4000 inspections	14 inspectors rental/prop maint/zoning
Roanoke	1996	6	5000 units	11 inspectors 2 supervisors rental/prop maint/zoning
Winchester	2005	5	4000 units	4 inspectors rental/prop maint

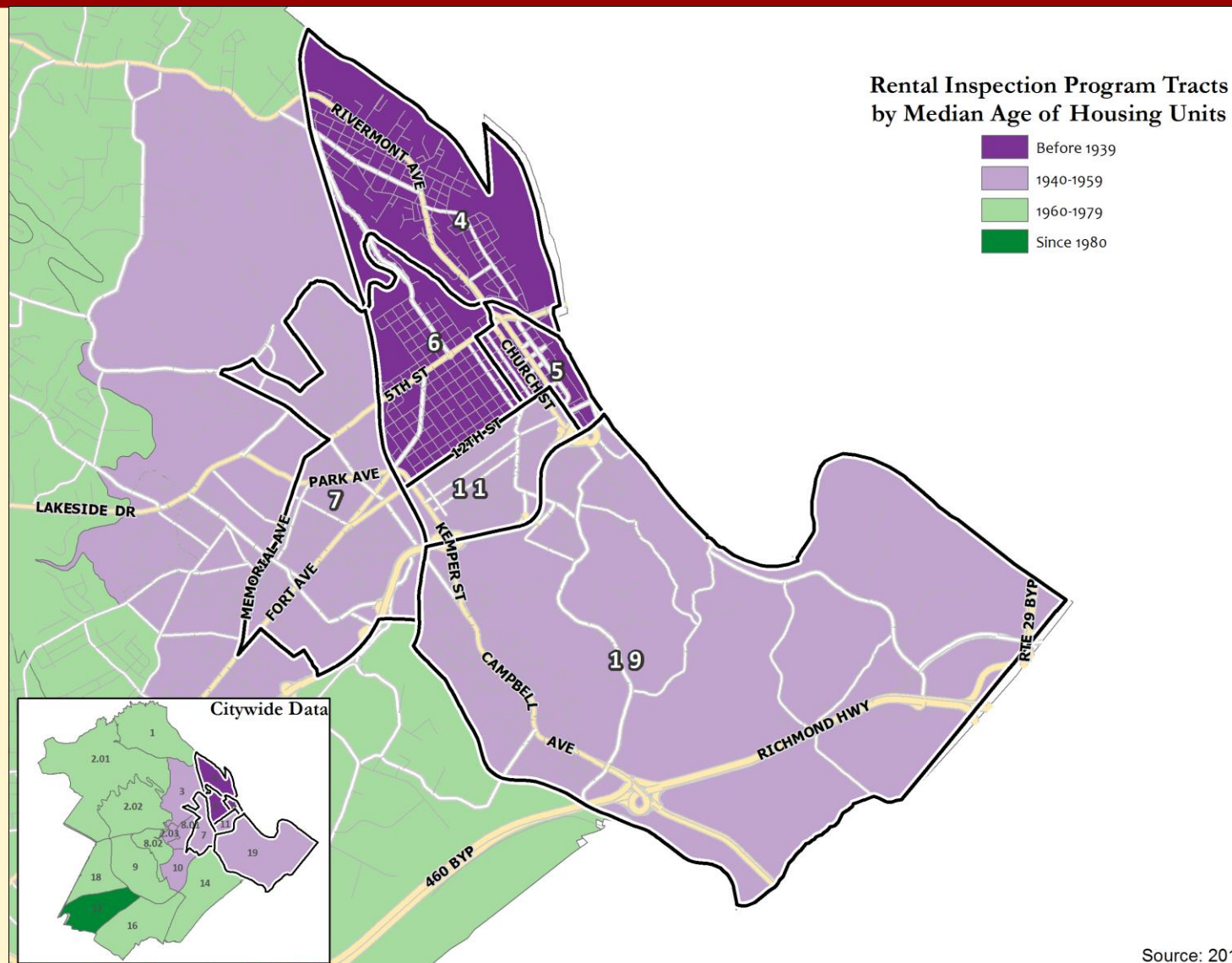


Why the Rental Inspection Program is Relevant Today



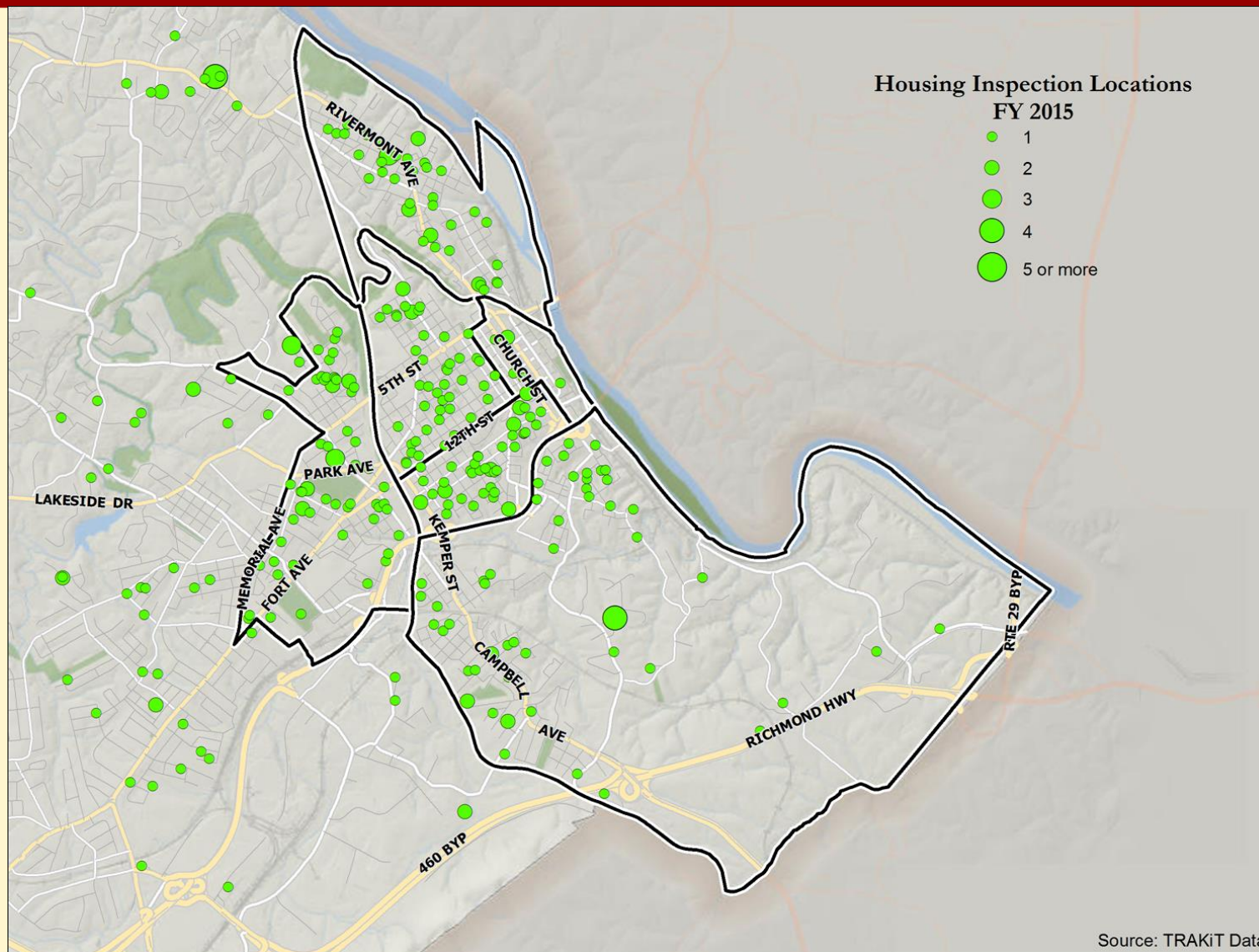


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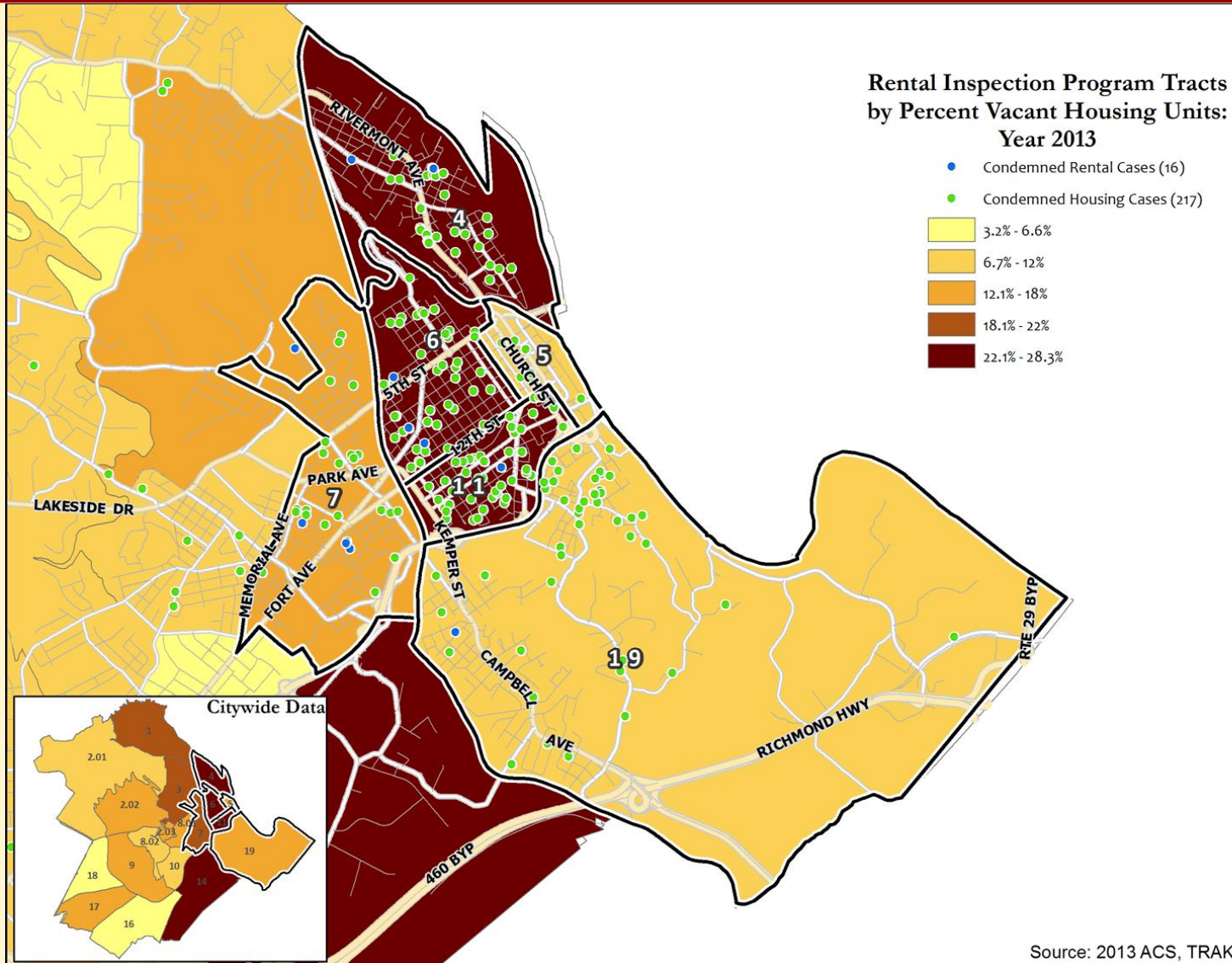


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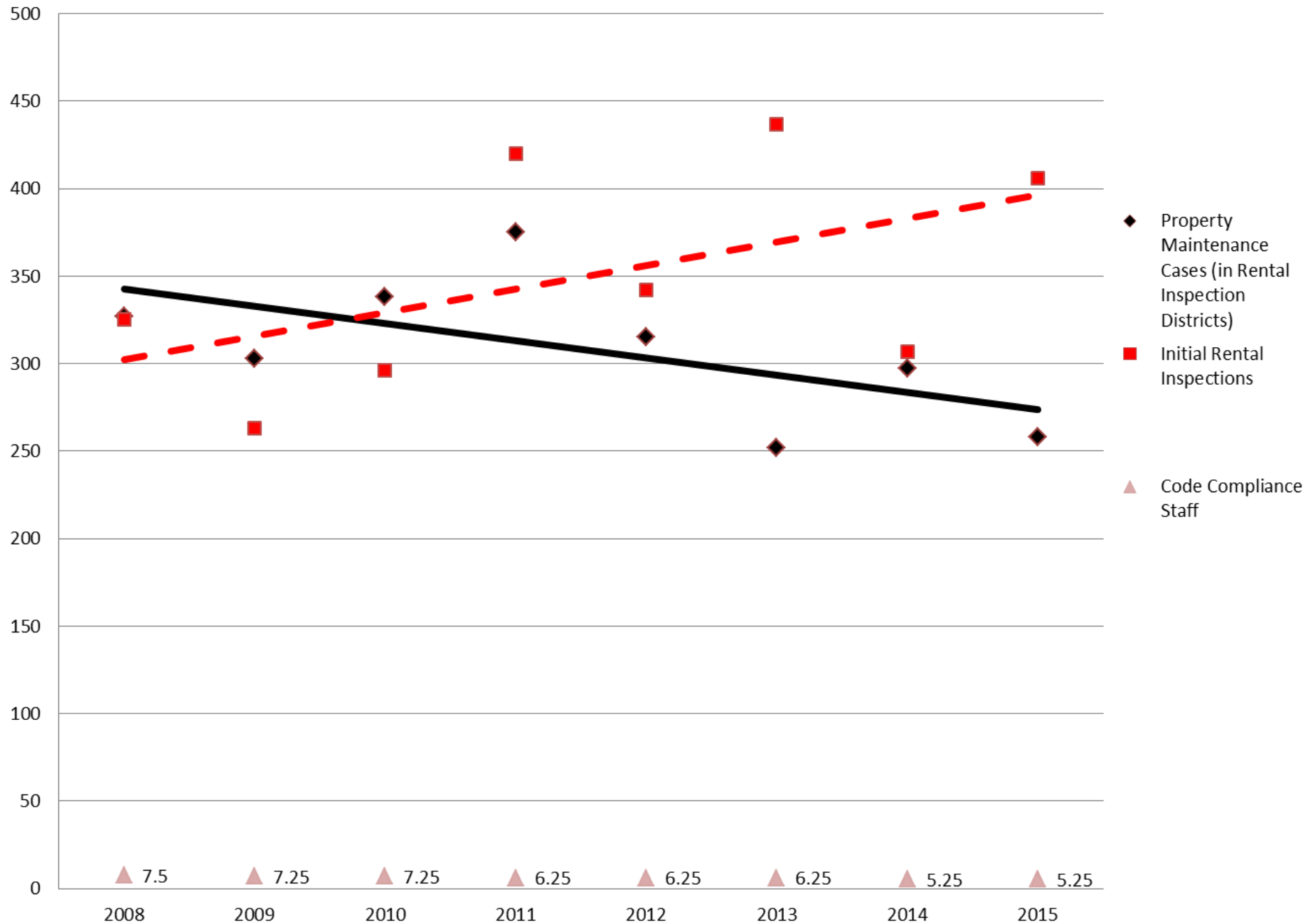




Why the Rental Inspection Program is Relevant Today



Relationship of Rental Inspections to Property Maintenance Cases





2010-2015 Consolidated Plan 5-year Goals vs Actuals

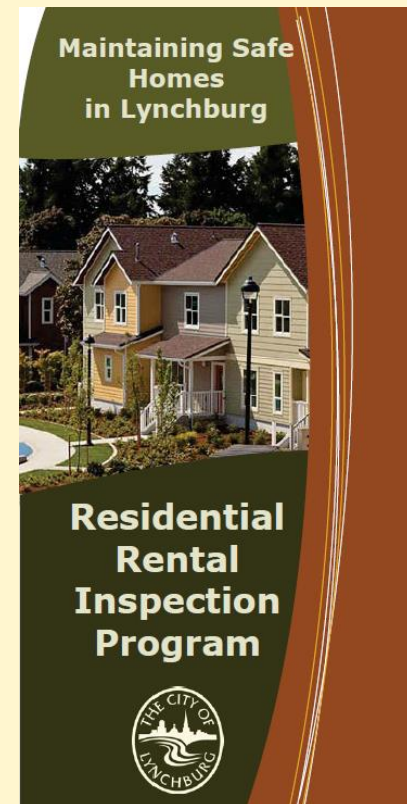
Residential Rental Property Inspections Program and Property Maintenance Inspections

PROGRAM		FIVE-YEAR GOALS				ANNUAL ACTUAL ACCOMPLISHMENTS				
	2010 (FY11)	2011 (FY12)	2012 (FY13)	2013 (FY14)	2014 (FY15)	2010 (FY11)	2011 (FY12)	2012 (FY13)	2013 (FY14)	2014 (FY15)
Rental Property Inspections (based on inspection districts)	462	450	450	450	450	475	374	542	424	539 <i>(as of May 2015)</i>
Property Maintenance Inspections (complaint based City-wide)	2400	2300	2200	2100	2000	3831	3223	2480	1997	1566 <i>(as of May 2015)</i>



Outreach Efforts

- Neighborhood Meetings
- 4 Community Code Compliance Team Neighborhood walkthroughs per year
- VA Statewide Neighborhood Conference
- Informational Brochures
- Website Resources
- Part of Lynchburg 360 on LTV in May





Violations Discovered During
Rental Inspection







Floor after repair



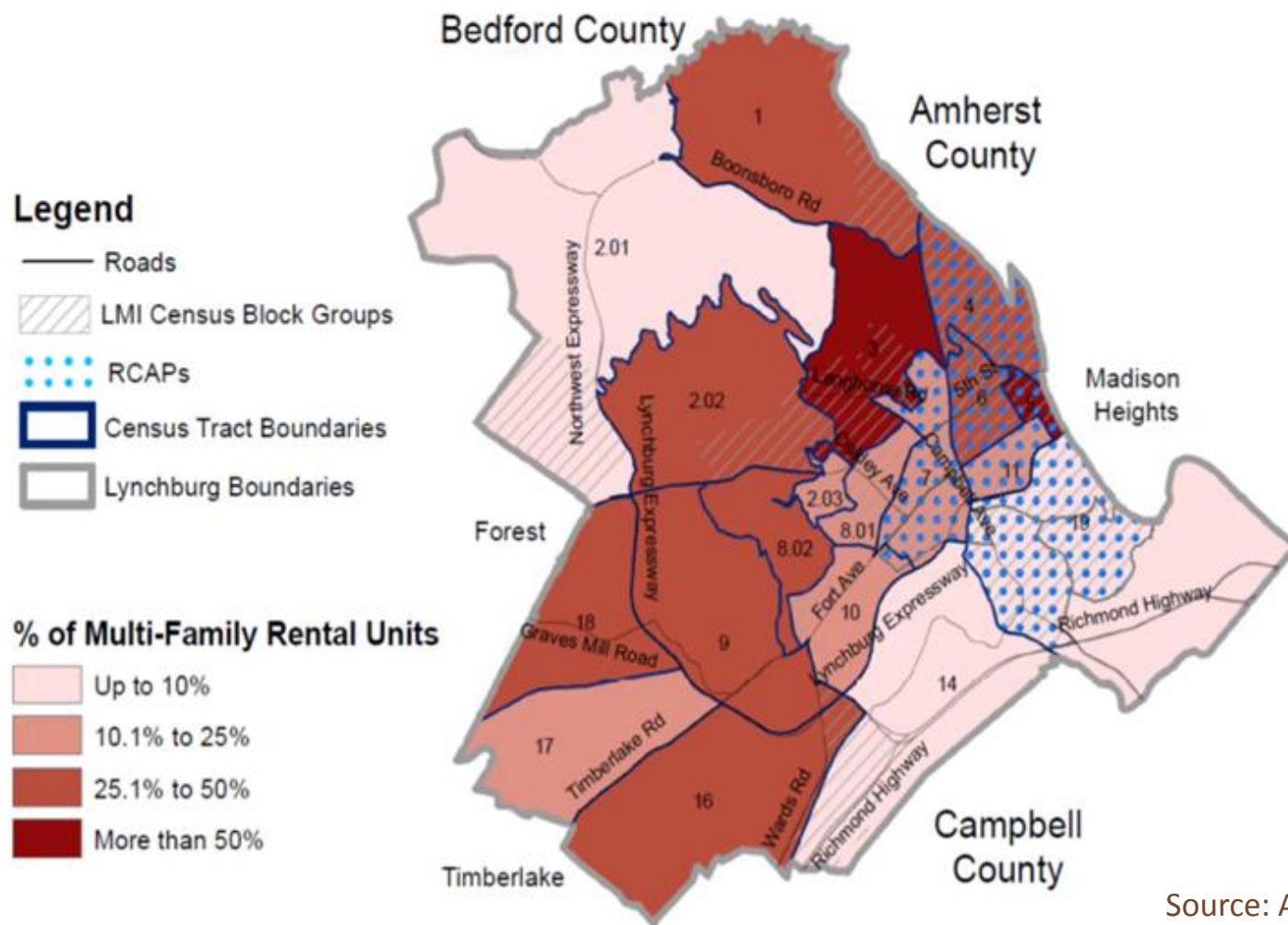
Summary of the Residential Rental Property Inspection Program

- Safe housing is the primary objective.
- Many of the rentals involve conversion of older and blighted homes that are repaired enough to meet basic codes and move tenants in.
- The program is proactive and provides a means to identify issues that may go unnoticed by tenants and landlords.
- Addressing violations at their onset prevent more substantial neighborhood issues, infestations and blight.
- Various reasons, including landlord retaliation, may prevent tenants from complaining.
- Staff serve as resources to landlord and tenant.





Growth of New Multi-Family Housing Construction



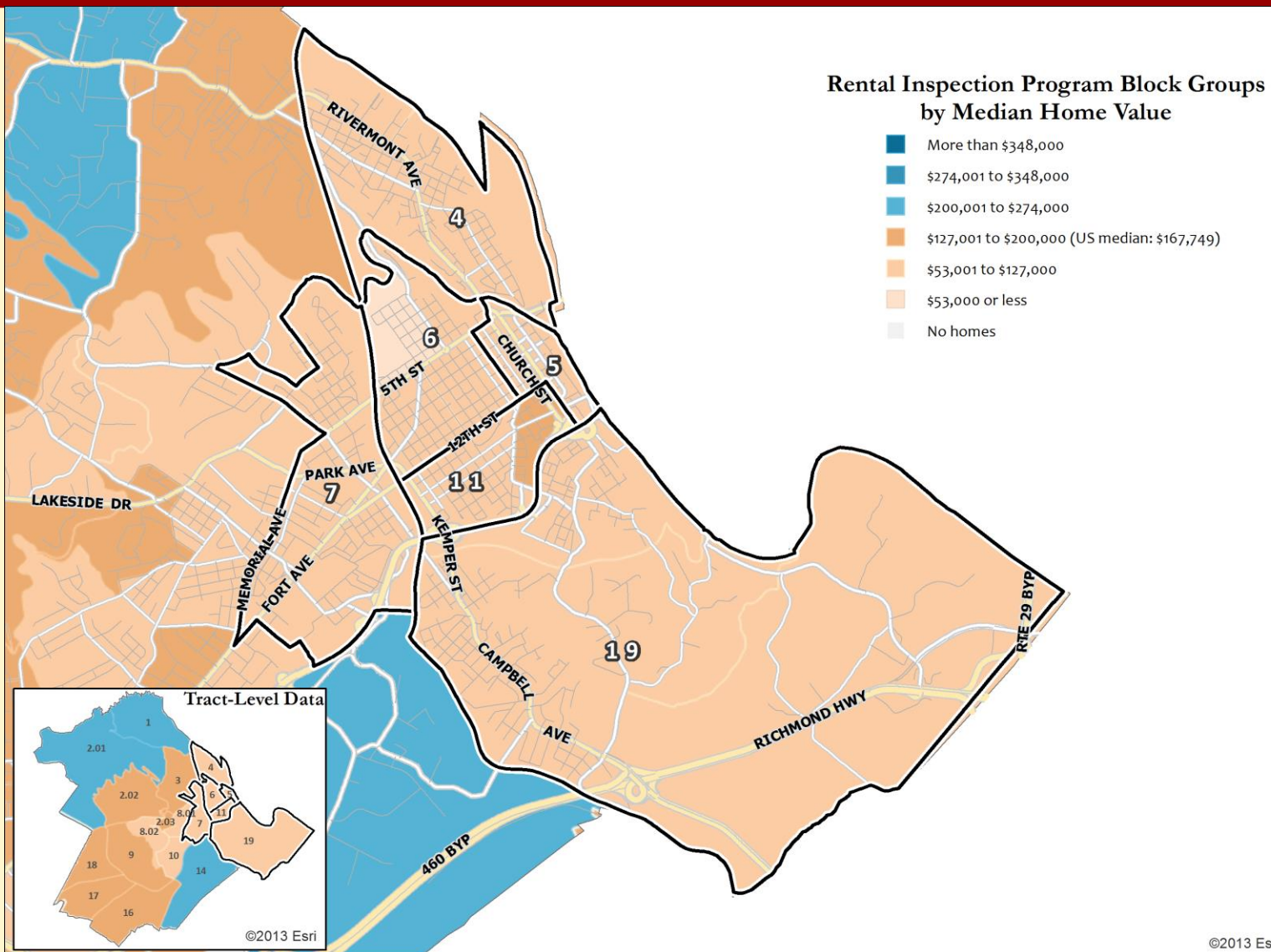
Source: AI - Lynchburg
ACS 2007-2011

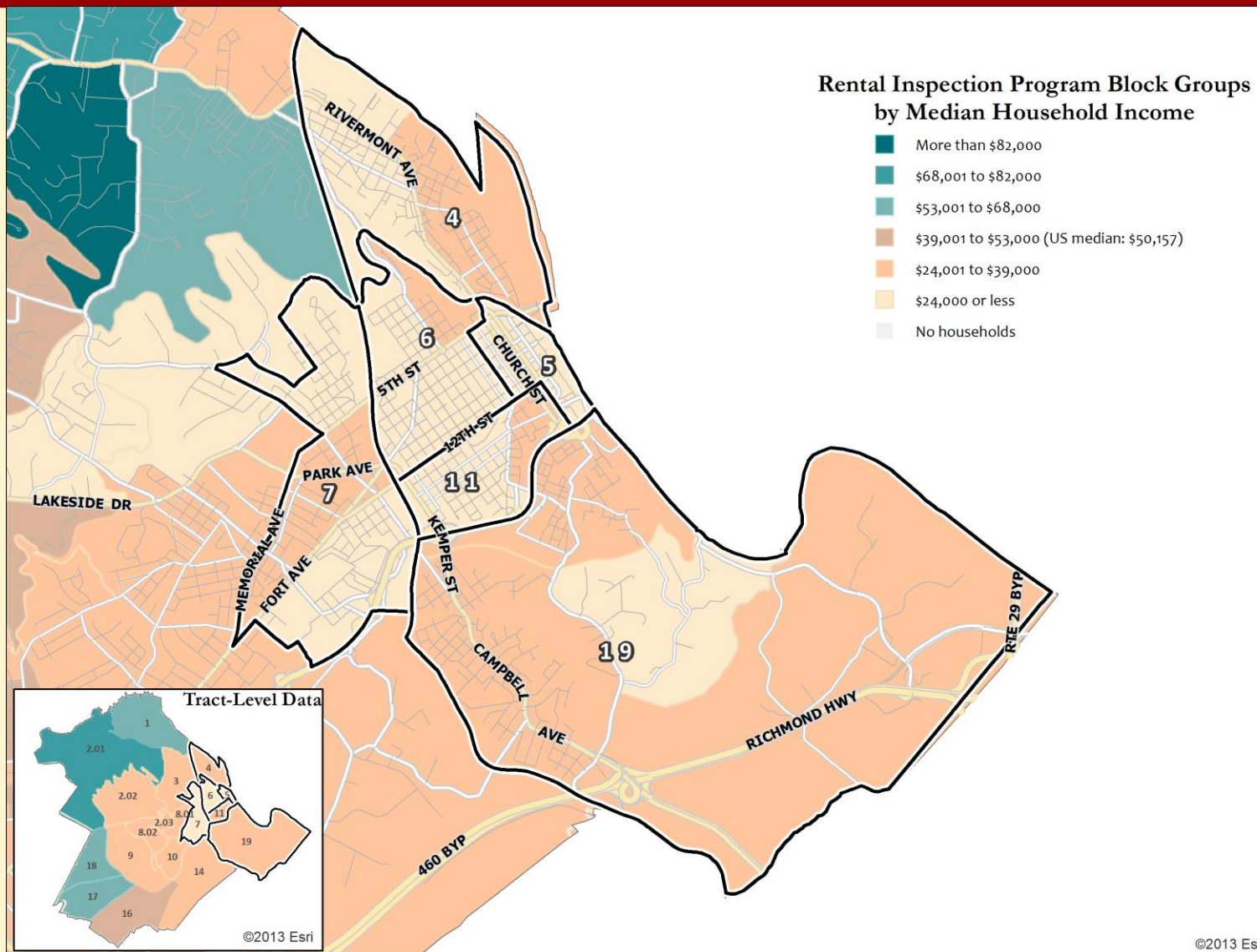


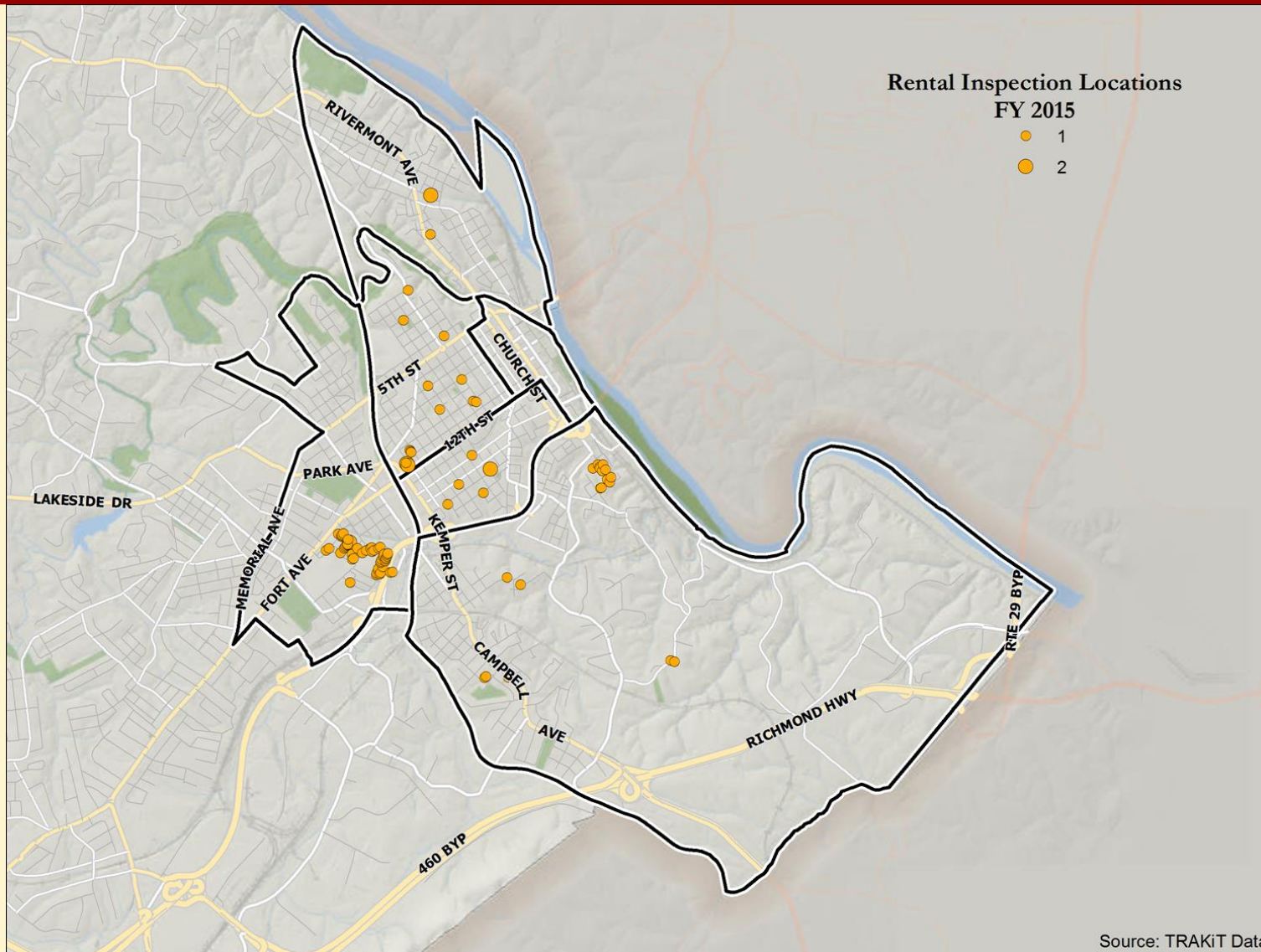
Program Revenues

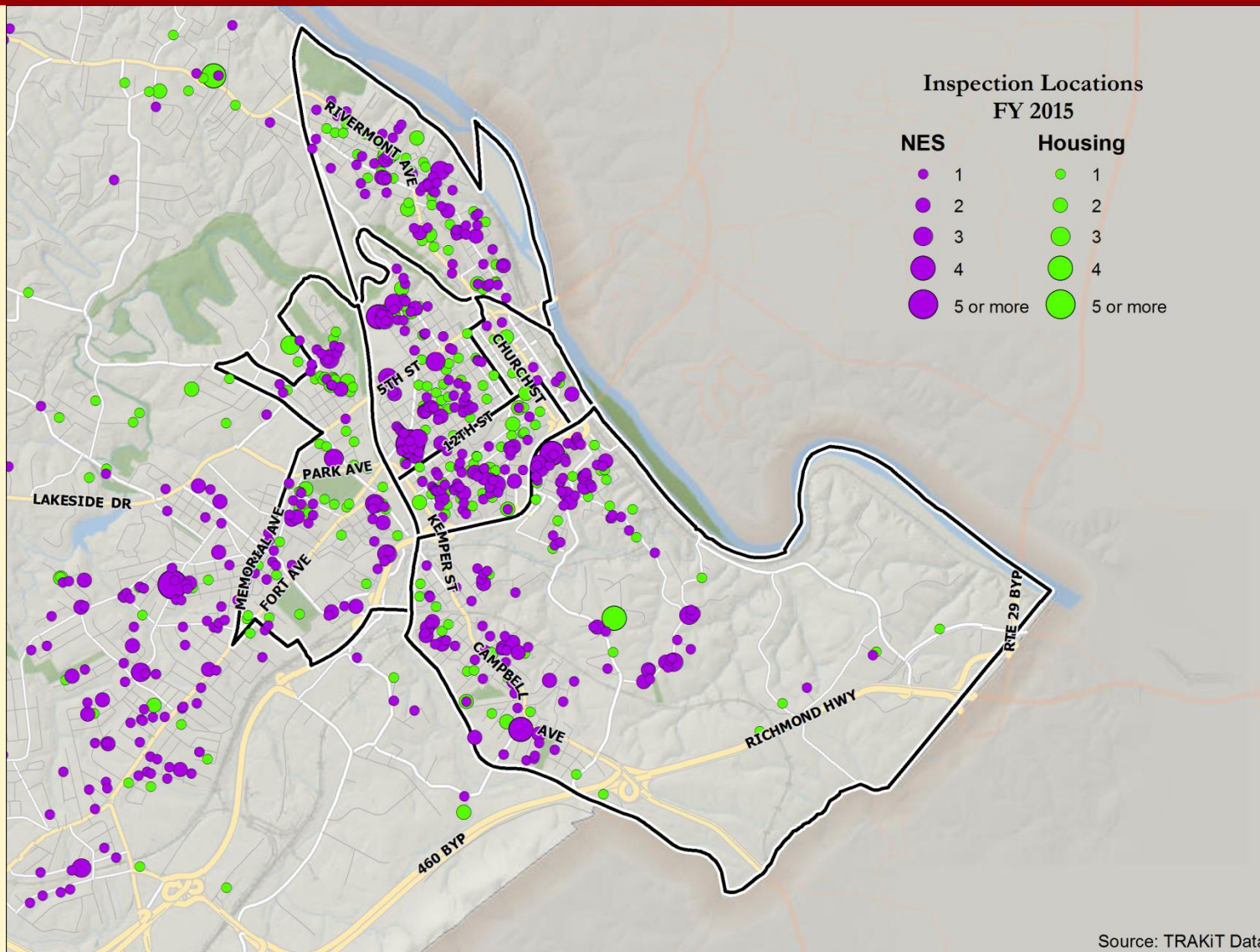
Rental Inspection Revenue by Fiscal Year



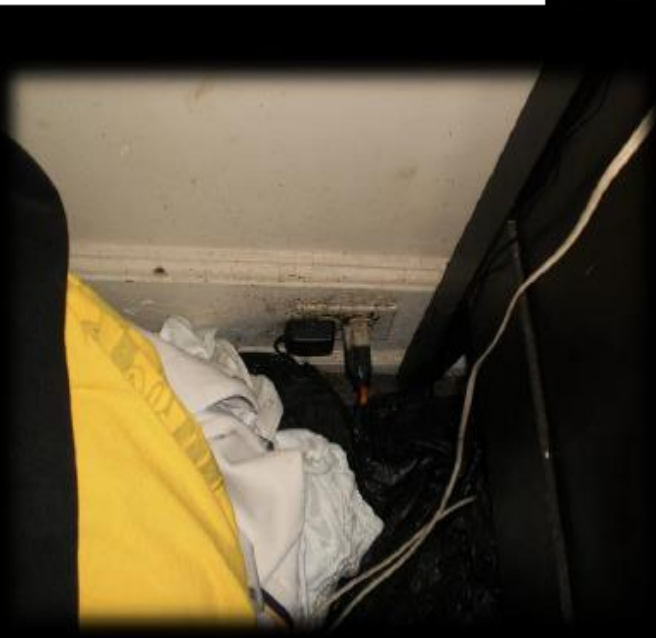








Source: TRAKit Data







Before and After





Before and After





Before and After

