

ADVANTAGES AND DISADVANTAGES OF A PROACTIVE RENTAL INSPECTION PROGRAM TABLE

Source- CA PUBLIC SAFETY COMMITTEE DOCUMENT 2/05/215

Exploring the Potential of a Proactive Rental Inspection Program in Spokane What the Community Assembly Public Safety Committee has learned	
<ol style="list-style-type: none"> 1. 42% of all housing in Spokane is rental property 2. Many communities across the country and Washington State have implemented successful proactive rental inspection programs (Pasco, Seattle, Auburn, Mattawa, Prosser, Soap Lake, Sunnyside, Tacoma, Toppenish and Zillah) 3. Each community determines the specific requirement for inspections, reinforcement, and funding mechanisms 	
Advantages of a Proactive Rental Inspection Program	Disadvantages of a Proactive Rental Inspection Program
PRI Programs Preserve Safe and Healthy Rental Housing <ol style="list-style-type: none"> 1. Systematic inspections ensure maintained housing and healthy conditions for residents 2. Ensure the landlords are aware of poor conditions prior to worsening and encourage preventative maintenance- this is more cost effective then deferred maintenance and thus helps landlords maintain 	Uninhabitable and “illegal” units <ol style="list-style-type: none"> 1. Inspectors find substandard conditions that threaten the health or safety of residents 2. Programs should include measures that require landlords to fix property quickly. In some of the worse cases; the locality may require a tenant to vacate the property
PRI Programs Help Protect the Most Vulnerable Tenants Often the most vulnerable tenants never complain	Tenant-Side Code Violations <ol style="list-style-type: none"> 1. Because under a program like this inspectors are allowed by inspection rather than complaints, inspectors are more likely to uncover tenant code violations or illegal occupancies than they would under complaint based program 2. The Central goal of proactive rental inspection programs is to main housing in safe and healthy conditions; a program should prioritize remedying such conditions rather than displacing tenants from their homes
PRI Programs May Preserve Neighborhood Property Values (and a Locality’s Property Tax Base) <ol style="list-style-type: none"> 1. One of the lessons localities have drawn from the foreclosure crisis is that it is crucial to prevent concentration of blighted properties, in part because poorly maintained, substandard housing can have a negative effect on neighboring property values 2. Maintaining neighborhood property values also benefits the entire locality because it preserves the local tax base 	Rent Increases Landlords may pass cost of repairs to tenants in the form of rent increases