

City of Flint Rental Inspections Program (RIP)

Frequently Asked Questions

1.) *Why does the City of Flint have an RIP?*

- a. The City of Flint developed and implemented its Rental Inspections Program as a means to identify build a catalog of rental properties within the city and to require and enforce that all rental units meet basic standards of providing decent, safe, and sanitary housing for all tenants. It is the goal of the City of Flint that no tenant resides in blighted, unsafe, or unsanitary rental housing.

2.) *Who has to participate in this program?*

- a. All rental properties in the City of Flint.

3.) *What inspection code are you using?*

- a. The City of Flint has adopted the International Property Maintenance Code as its inspection protocol.

4.) *I just decided to rent my property, what do I need to do to be compliant with the RIP?*

- a. You must register your property with the City of Flint before you allow tenants to move into the property, and must secure your rental license. Moving forward, you will need to renew your license every three years.

5.) *What are the RIP fees?*

- a. The license fee is \$112, and is valid for as long as you own the property. In addition to registration fees, you will be required to pay an inspection fee to have your property inspection. Without a passing inspection, you cannot receive your certificate of compliance and will not legally be eligible to rent your property. The inspections fees are as follows:
 - i. For the initial and reinspection (if necessary):
 1. Single Family - \$225
 2. Two Family - \$300
 3. Multiples Base - \$105
 - a. Per Building, after 1 - \$38.00
 - b. 3-4 units - \$90 times number of units
 - c. 5-50 units - \$75 times number of units
 - d. 51 or more units - \$45 times number of units
 - ii. Any inspections necessary after the first two: \$120

6.) *How many times can my unit fail an inspection?*

- a. We will perform a maximum of four inspections per unit. If your rental unit does not pass by the fourth inspection, you will be submitted to code enforcement to pursue enforcement actions.

7.) *What happens if my rental unit fails the inspection?*

- a. If your unit(s) fails inspection, you will receive a fail notice that will outline the items that must be addressed before your scheduled reinspection, and a date for your reinspection. Reinspections are scheduled approximately 30 calendar days from the date of the failed inspection to allow time for the landlord to remedy any violations.

8.) *What if I can't complete the repairs before my schedule reinspection?*

- a. Extensions will only be granted for reinspections when circumstances beyond the control of the owner prevent items from being repaired, including bad weather, backordered or hard to find parts. The owner may be required to present evidence of backordered parts such as receipts or work orders.
- b. If an extension is requested due to adverse weather conditions making exterior repairs impossible, the property owner is expected to complete all required interior repairs prior to the reinspection date, but an extension will be granted for exterior repairs delayed due to adverse weather conditions. A pass certificate will not be issued until all required (interior and exterior) repairs have been completed.

9.) *What if the tenant caused the damage that resulted in my unit failing an inspection?*

- a. The property owner is ultimately responsible for making the required repairs for the unit to receive certification. The property owner may be able to recover some of the costs of repairs due to tenant-caused damage as outlined in the lease agreement with the tenant.

10.) *Do I have to be present for the inspection?*

- a. You or an authorized representative who is over the age of 18 must be present for the inspection. We schedule inspections in two inspections windows: 8:00 am – 12:30 pm and 12:00 pm – 4:30 pm to reduce the time spent waiting at the unit for the inspector.

11.) *What happens when my unit passes inspection?*

- a. When your unit passes inspection you will be sent a certificate of compliance. Your certificate of compliance is generally good for three years from the date of the passed inspection. Your registration will need to be renewed and inspected again at the end of that three year period.

12.) *What if I have been rented my unit(s), but I've never participated in this program before?*

- a. Property owners who have never participated in the program, or who started the RRIP registration process but never received their passed inspection certification will be

offered one-time amnesty from any and all fines associated with past non-participation in the RRIP program, effective beginning May 15, 2015.

Each property that is not currently active in the program will be sent a New Owner to Program letter, explaining the one-time amnesty program and the steps that must be completed to receive a passed inspection certification. If the property owner completes the registration, pays the applicable fees, and receives an inspection certification on the subject unit, all past fines will be waived.

If the property owner elects not to complete the registration process, pay applicable fees and/or not complete the inspection process, they will be subject to any and all fines related to the Rental Inspection Program, including any past-due fines.

Late fees are assessed as follows:

1-2 Family Unit: \$450

3-10 Family Unit: \$600

11+ Family Unit: \$1,000