

this program, will be available on at [www.detroitmi.gov/rental](http://www.detroitmi.gov/rental) after May 1.

- Tenants will have rent returned to them if their landlord remains in non-compliance for 90 days, then every 60 days thereafter.

## CHANGES FOR LANDLORDS

- To receive a certificate of compliance, landlords must comply with the following:
  - Register the residential rental property with the City of Detroit
  - Pay for and schedule a rental property inspection
  - All rental units and their common areas may not have any applicable ordinance violations which will be determined by the inspection.
  - The landlord must have a current lead-based paint inspection, lead-based paint risk assessment and a clearance certificate.
  - Property owners must not be delinquent on any City of Detroit property taxes for more than one year. Being current on a payment plan with Wayne County will be considered as acceptable.
- BSEED will accept inspections of rental properties conducted by the United States Housing and Urban Development or any other governmental agency, if that inspection certifies that the property is in compliance with the ordinance.



### **Buildings, Safety Engineering and Environmental Department**

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For information on the  
**Residential Rental Compliance and  
Enforcement Program**, go online to  
[www.detroitmi.gov/rental](http://www.detroitmi.gov/rental)  
or call the Property Maintenance Division at  
**(313) 628-2451**.



## What You Should Know About Rental Property Enforcement

in

**48215**



City of Detroit  
**Buildings, Safety Engineering &  
Environmental Department**

**The City of Detroit recently amended the ordinance that covers rental properties. This brochure outlines the changes to Chapter 9 that impact rental properties and RENTERS.**

**Starting Feb. 1, 2018, the Buildings, Safety Engineering and Environmental Department (BSEED) will begin the Residential Rental Compliance & Enforcement Program in your ZIP code – 48215.**

## **SAFER HOUSING, STRONGER NEIGHBORHOODS**

Detroit wants to ensure that all Detroiters have access to safe housing, so the City is rolling out stronger enforcement of rental ordinances to bring properties up to code, starting with your ZIP code.

Beginning Feb. 1, inspectors will begin enforcing the City's new Property Maintenance Ordinance on all rental properties in 48215. It gives landlords six months to get their properties up to code and to obtain a certificate of compliance.

Beginning Aug. 1, you'll be able to check whether your landlord is in compliance with the City's ordinance. The City will post all properties that meet requirements at [www.detroitmi.gov/rental](http://www.detroitmi.gov/rental), where you can also learn more about the ordinance changes, the schedule for all Detroit ZIP codes and other requirements.

## **SIMPLE STEPS FOR TENANTS**

- Your landlord has until May 1 to register any rental property with the City, and until Aug. 1 to complete any required repairs found during inspections.
- If your home is not currently in compliance, your landlord should notify you when an inspection has been scheduled by either City inspectors

or outside contractors authorized to do rental inspections. That's to make sure someone is at the home to allow inspectors in at the scheduled time.

- Inspectors will look to make sure the property is up to code. That will include making sure the plumbing, heat and electrical wiring and outlets are in safe, working order. The things they will look for will range from leaky pipes and nonworking faucets to trip hazards, safe indoor and outdoor stairways, peeling paint, damaged plaster walls, blocked chimneys and the like. Inspections for first-time registrants also will include an assessment for lead paint.
- Starting Aug. 1, you can find out if your landlord is compliant by checking BSEED's Website at [www.detroitmi.gov/rental](http://www.detroitmi.gov/rental). You may also file complaints at that site and learn about your obligations as a renter.
- For additional questions you may have, or to file an emergency complaint for issues such as non-working heat, you can call BSEED's Property Maintenance Division at **(313) 628-2451**.
- On or after Aug. 1, if you find your landlord is not compliant, you are legally entitled to pay rent into escrow. More information on how to establish an escrow, including requirements and a list of approved financial institutions for

## **IMPORTANT DATES TO KNOW**

**Enforcement Launch Date  
FEBRUARY 1**

**Register Rental Property  
By MAY 1**

**Obtain a Certificate of Compliance  
By AUGUST 1**

**Tenants can put rent payments  
into escrow for properties  
without certificates of compliance  
beginning  
AUGUST 1**



**Each month, enforcement will begin in a new ZIP code until residential rental properties across the entire city are brought UP TO CODE.**