

DETROIT

RENTAL

ORDINANCE



▶ HOW TO OPERATE A RENTAL PROPERTY
IN THE CITY OF DETROIT



**Buildings Safety Engineering
& Environmental Department**
Property Maintenance Division

This guide focuses on residential rental properties. While the information in this guide may be helpful to owners of commercial property, it is not meant to provide information on commercial rental property regulations.



RENTAL PROPERTY BASICS

- All rental properties in Detroit must complete a home inspection and obtain a certificate of compliance to legally rent to tenants. This process makes sure that rental units meet safety and habitability standards.
- In 2025, Detroit revamped its rental property process to focus inspections on the most serious safety issues and make compliance much simpler for properties in good condition.

WHAT IS RENTAL PROPERTY?

Rental property is any dwelling unit(s) rented, leased, or occupied by tenants.

INCLUDES:

- Written lease or verbal agreement
- Rentals to family members (unless property meets exclusions)

EXCLUDES:

- Owner-occupied single-family home with rooms rented out
- Owner-occupied duplex with one unit rented out

RENTAL ORDINANCE PROCESS

Register property as a rental on the BSEED Website

Is this property 1-2 Units?

YES

Schedule an inspection via the Code Enforcement Module when you register your property

NO

Schedule and pass a property inspection with BSEED

CoC issued and property in compliance after you've passed your inspection

Detroit's 15-point rental unit inspection covers core safety standards that all rental units can and must achieve a passing inspection per this checklist to be granted a **Certificate of Compliance.**

STEPS TO OBTAIN A RENTAL CERTIFICATE OF COMPLIANCE

STEP 1.

Register property as a rental.

Register each property via the Code Enforcement Module in detroitmi.gov/rental. Be sure to upload all required forms while registering the property.

STEP 2.

Pass a property condition inspection.

1-2 Unit properties: Schedule with any of the approved inspection companies listed at detroitmi.gov/rental

3+ Unit properties: Schedule an inspection with BSEED by calling 313-628-2451.

STEP 3.

BSEED will issue a Certificate of Compliance.

For properties in good condition, securing a certificate of compliance should be a simple process.

Properties without a certificate of compliance can face penalties including:



- Tickets from BSEED, starting at \$400
- Leins against the property for unpaid tickets
- Tenant eligibility to pay rent into escrow instead of the landlord

New City of Detroit

Rental Inspection Checklist

EXTERIOR AND INTERIOR

1. Walls and floors, including on stairs, porches, or attached decks, are free of major structural defects (e.g., holes, rotten materials, leaning, or collapsing).
2. Handrails installed for all stairs with four or more risers and guardrails installed on porches.

EXTERIOR

3. Roof, exterior walls, and gutter /downspout system do not allow entry of **RAIN OR SNOW**.

INTERIOR

4. Gas and electric utilities are on and properly functioning.
5. Heating system is operable and can provide a minimum of 68 degrees.
6. Electrical system is in proper working order, with no exposed wires and cover plates on all switches/plugs.
7. Smoke and carbon monoxide detectors are installed and working.
8. Water supply is operable, provides hot and cold water, and hot water has minimum temperature of 110F and max of 140F.
9. Plumbing fixtures (i.e., sinks, toilet, tub/shower and water heater) are working properly, drain, and do not leak.
10. All rooms have proper egress, including attics or basement used for habitation.
11. All windows that are designed to open are in working condition and have locks.
12. All entry doors into individual dwelling units have a working lock.
13. Buildings and structures are free from infestation by rodents or insects.
14. Floor, walls, and ceilings are in sanitary condition, with no evidence of fungus-like substance or sewage.
15. No deteriorated paint or bare soil

**BSEED Rental Ordinance Landlord Rental Requirements
and step by step instructions @: detroitmi.gov/rental**