

City of Detroit New Rental Ordinance

Rental Housing Safety Program



**Opportunity
Rising**

August 2025

A Fair and Balanced Plan to Ensure Safe Rental Housing

Problem:

- All rental homes are required by law to be inspected for safety
- But only 10% of homes are in compliance
- The City has written 100,000 tickets in the last five years for violations
- Old requirements were complicated, expensive, and ineffective

Solution: The One Inspection, One Fee Plan

A **NEW PLAN** will make sure more rental homes are safe and in good condition:



Get more homes inspected by the City for the most common and serious safety issues



Make it easy for good landlords to comply



Make sure bad landlords get real penalties



Help tenants respond when their home has issues and get them fixed



TAKE PART
Opportunity Rising

Get More Homes Inspected by Making Process Easy and Effective

New Process:

- **Faster & simpler**
- **Much less expensive**
- **Clear expectations**
- **Covers all major safety issues**

Old Rental Compliance Process	New Rental Compliance Process
Two separate inspections lasting 4 – 8 hours	One inspection done in 1 – 2 hours, covers most common & serious safety issues
Over \$1,000 in fees	\$195 for 1-unit inspection and \$225 for duplexes*
Complex & overlapping list of 37 inspection components	Clear & standardized 15 points inspection checklist

\$20 Processing fee applies*

15 Point Inspection Checklist

Goals:

- **Consistent application of standards in all inspections**
- **Clear, well-defined standards, provided in advance**
- **Safety-focused on most common & serious issues**

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

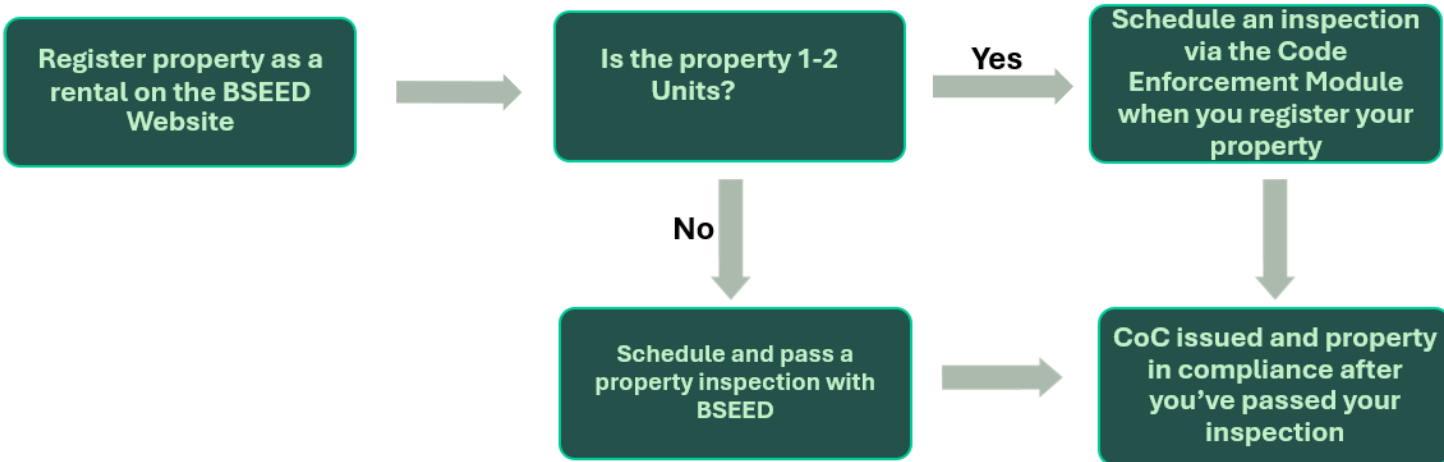
NEW Inspection Process: Single-Family Home



*If failed due to damaged paint or bare soil, owner should consult with a lead-safe certified professional

Scheduling Your Rental Inspection

Rental Ordinance Process



Steps to Obtain a Rental Certificate of Compliance

Step 1. Register property as a rental.

- Register each property via the Code Enforcement Module in www.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.

BSEED Rental Ordinance Landlord Rental Requirements and step by step instructions

@: detroitmi.gov/rental

Other Key Provisions in New System

- Inspections by other federal, state, or local agencies can satisfy City requirement
 - If property passed inspection for HUD / Sec. 8, MSHDA, HRD, must only submit to BSEED
- Standardizes length of COC:
 - First COC is 3 years
 - Second is 5 years (if renewed before expiration)
- If a child in a rental is lead poisoned, City will require a lead inspection / risk assessment at owners' expense



Real Penalties For Landlords Who Choose Not to Comply

Right now, only 20% of rental tickets are paid, meaning little penalty for non-compliance. Under the new plan, the City will:

- Increase violation tickets by \$150 each
 - But if property comes into compliance, DAH hearing officers can reduce ticket amount by up to 50%
 - Tickets can be written to management companies too
- Convert unpaid tickets into a lien on the property
 - Lien enforced through property tax bill
 - Landlords will still have many opportunities to work with the City to address tickets first
- Require more frequent inspections for properties with repeat violations

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City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451

CORRECTION ORDER

Record ID : PMB2004
Location :

2021-11-24
Owner:
St Clair Shores, MI 48061

Legal Occupancy :
Tenant :
Sector : District :
Use Group :
Zoning District :

Inspection Type : Complaint Called Inspection
Inspector : Vincent Bennett

Inspection Result : **FAIL**
Inspection ID : 32063814

The Property Maintenance inspected the above premises on 11/24/2021
Violations of the Detroit Property Maintenance Code and/or Official Zoning Ordinance were found to exist and corrections shall be made on or before the compliance date.
Compliance Date : 12/24/2021

Violations

RESIDENTIAL INTERIOR 2020

1 RESIDENTIAL INTERIOR 2020
Infestation - Sec. 8-15-351

All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

APT307
Seal all seams on floor and between cabinets

NON-COMPLIANT

New Escrow Program for Tenants to Get Home Issues Fixed

- Tenants already have a right to pay their rent into “escrow” when their home violates City rental requirements
 - If home comes into compliance, funds paid to landlord
 - If not, funds returned to tenant
- The City’s old escrow program was very narrow
 - Only 20 people per year used it
 - 90% of applicants were ineligible
- City is revamping escrow program to make it much easier for tenants to use, giving them a tool to get issues fixed
- Expecting to publish draft escrow rules in early summer & launch new program by late summer



What Can You Do to Help?

Detroiters can help improve the safety of rental housing by:

- If you're a landlord, get inspected & in compliance!
- If you know a landlord, tell them about the new, easier inspection process!

Information and questions:
pm@detroitmi.gov

