

# FAQ

## Rental Inspection Program Frequently Asked Questions

### **What is the purpose of the rental inspection program?**

The purpose of the rental inspection program is to protect the health, safety and welfare of persons residing in residential rental properties located in a Neighborhood Revitalization Strategy Areas. Additionally, the Rental Inspection program will improve and preserve the quality of rental homes, and the character and stability in neighborhoods will be greatly enhanced.



### **Is this required?**

Every residential rental property in a Neighborhood Revitalization Strategy Area is subject to the requirements of the Yuma Code of Ordinances, as per chapter 138 of the Yuma Code of Ordinances, Residential Rental Inspection.

### **What defines a rental property?**

A property that is used, in whole or in part, as leased or rented for residential purposes and occupied by anyone, including family members.

### **What defines a rental agreement?**

Any agreement, whether written, oral or implied by law, together with any valid rules and regulations of the owner, embodying the terms and conditions concerning the use and occupancy of a dwelling unit.

### **Does the owner need to be present for inspections?**

The property owner or their designated representative must be present during inspections. It is the responsibility of the property owner or their agent to inform the tenants of impending inspections and to provide access.

### **Do tenants have to be present?**

Tenants are encouraged to be present during inspections but are not required to be there. If a tenant is not present for inspection, they must fill out a tenant access form prior to inspection that grants us permission to inspect their unit.

### **Is there a fee or fine?**

There is no fee for the Rental Inspection program however, any person(s) cited for a violation of any provision is subject to a civil sanction and shall be fined an amount not more than \$500 per day or, in the case of a violation of 138-06(E), not more than \$500 per violation. This includes not registering a rental property, not scheduling inspections and not completing corrections within a given timeframe.

