

Why a Rental Registration?

The rental inspection and registration ordinance helps ensure that all rental properties in Omaha are safe and meet basic housing and maintenance standards.

A portion of residential rental properties within the city are not being properly maintained as required under this Code.

**Deadline to Register
is March 31st, 2020**

Omaha Rental Information

Program information, resources, and registration

Omaha Rental Program Info

<http://omaharentalinfo.cityofomaha.org/>

Landlord Tenant Act URL

<https://nrec.nebraska.gov/legal/landlordacttoc.html>

Legal Aid of Nebraska Landlord Tenant Handbook Download URL

<https://www.legalaidofnebraska.org/wp-content/uploads/2019/05/Landlord-and-Tenant-handbook-2017.pdf>

Omaha Rental Registration Ordinance

[Ordinance](#)



Omaha/Douglas Civic Center
Housing Enforcement and Rental Registration
1819 Farnam St Suite 1003
Omaha, Nebraska 68183
Phone: 402-444-5371

RENTAL REGISTRATION AND INSPECTIONS

Take One!



Rental Registration

The Process

Registration Begins - January 2020 for 90 days

Registration required. It shall be unlawful for any person to offer for lease, lease, or continue to lease a rental dwelling to any other person unless the rental property containing the rental dwelling has been registered as such under this article with the permits and inspections division.

Duration of registration. A registration under this article shall be in effect until the property owner transfers the rental property.

In the event that any of the information in the registration application changes, the property owner shall file a revised registration application containing the change, within days after the change becomes effective.

Notification of Inspection - Program

Duration

At least fourteen days advance written notice of the date and time of an inspection shall be provided to the property owner . The notice shall include a sample inspection checklist and a form for the tenant to sign to consent to entry of the rental dwelling, if desired.

Inspections of Problem Properties -

January 2020

Properties to be inspected starting in 2020 including:

1. A rental property which has or has had a code violation that was the subject of a notice of violation within the three years prior to the effective date of this article, and was not remedied within the time period allowed in the notice of violation and any time extension granted under Chapter 48 of the Omaha municipal code.

2. A rental property with a code violation that was not remedied within the time period allowed in the notice of violation and any time extension granted under chapter 48 of the Omaha municipal code.

3. A rental property for which registration is required, but is not registered in a timely manner (90 days) as required by section 48-205 of the Omaha municipal code.

Inspections Begin for All other Rental Units - 2022

Any rental property which is not placed on the annual inspection list shall be placed on a ten-year inspection list. A rental property on the ten-year inspection list shall be subject to periodic inspection under this article once during the ten year period commencing in 2022, and shall be subject to periodic inspection once every ten years thereafter.

Multi-Family Unit Inspection Volume - Program Duration

If a rental property to be inspected contains multi-family rental dwelling units, the code official may inspect a reasonably representative sample of at least 15% of such rental dwelling units, in lieu of inspecting all of such units. In the event that more than 20% of the multi-family rental dwelling units actually inspected are found to have any code violations, then all remaining rental dwelling units on the rental property shall be inspected.

Fees - Program Duration

\$125 for each annual inspection or ten year inspection of each separate rental dwelling or rental dwelling unit.

Violation Examples

Major Violations Examples



Minor Violations Examples



NOTES _____

Coming together is a **beginning**,
staying together is **progress**,
and working together is **success**.
- Henry Ford