

Rental Registration

Property Maintenance
and
Rental Property Inspection

Introductions

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Superintendent-Permits & Inspections
- Stu Craven - Assistant Planning Director
Permitting Services and Technology
- Scott Lane - Chief Housing Inspector
- Luke DeVivo - Housing Inspector/Rental Registration

Intro

- Registration
 - Overview of Ordinance Requirements
 - Website
 - When to register
- Relationships and Responsibilities
 - Teamwork
 - Path to Success
 - Responsibilities of Stakeholders
- Violations
 - Checklist
 - Examples

Registration

Websites and Timing



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

Inspections of Properties - 2020

Properties to be inspected starting in 2020 Include

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.

Notification of Inspection - Program Duration

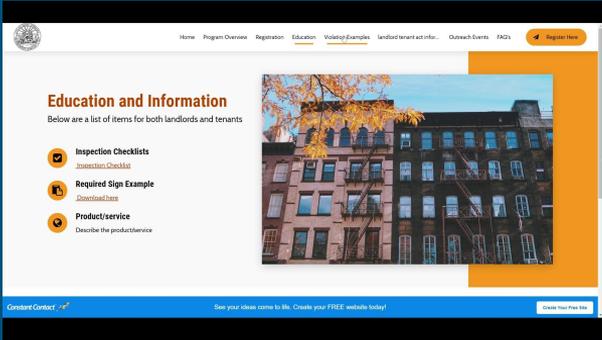
At least fourteen days advance written notice of the date and time of an inspection shall be provided to the property owner. The notice shall include a sample inspection checklist and a form for the tenant to sign to consent to entry of the rental dwelling, if desired.

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.

Rental Registration

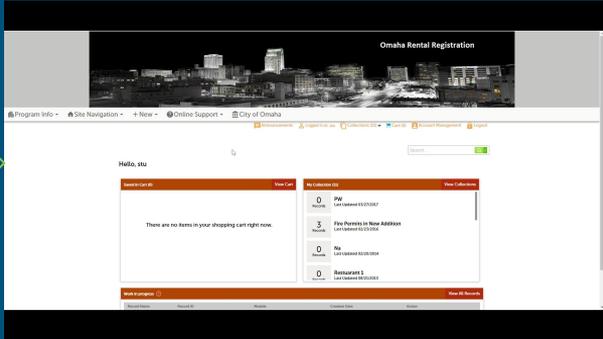
www.omaharentalinfo.cityofomaha.org



Information

- Program Overview
- Registration
- Education
- Violation Examples
- Landlord Tenant Act Info
- Outreach
- FAQ's

www.omahaRR.cityofomaha.org



Registration

- Create An Account
- View Your Dashboard
- Build Collections
- Register Your rental
- View Inspection Results



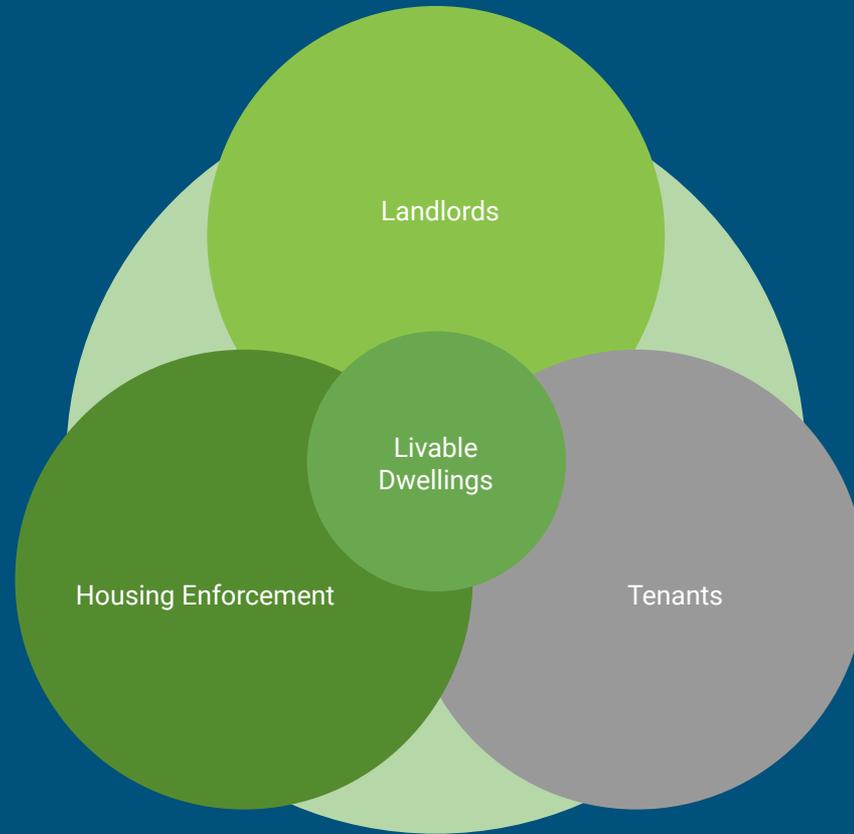
2,700

15,250

Responsibilities

Tenants - Landlords - Housing Enforcement

Teamwork



Path to Success

Education

- Landlords
 - Ordinance
 - Registration Process
 - Inspections
- Tenants
 - Responsibilities
 - Rights
 - Resources
- Staff
 - Ordinance
 - Process
 - Inspection Standards

Communication

- Outreach events
 - Legislative Chambers
 - Industry Organizations
- Website
 - Downloads available
 - FAQs
 - Paper Registration
 - Checklist
 - Sample violations
- Handouts
- Phone calls
- Emails

Consistency

- Internal staff training
- Standard checklists
 - Hard copy
 - Electronic on handheld devices
 - Policy and procedural interpretations
- Daily staff briefings

Responsibilities

Housing Enforcement

- Administrate registrations of rental properties
- Identify properties for inspections
- Notify parties of date of inspection
- Perform Inspections
- Communicate any violations
- Re-inspect after violations corrected

Landlord

- Own rental property
- Lease rental property
- Maintain rental property
- Charge rent
- Receive rent payment
- Restrict the number of people living in the unit
- Restrict pets
- Receive written or actual notice of repairs requested
- End the lease

Tenant

- Live in clean and safe conditions
- Have and use working plumbing fixtures
- Have and use working utilities, facilities and other systems
- Normal wear and tear
- Notify the landlord of defective or dangerous conditions on the property
- Respect the property

Resources

Tenants

- City of Omaha Housing Enforcement
- Tenant Landlord Act
- Legal Aid of Nebraska
- Advocacy Groups
- Places of Worship

Landlords

- City of Omaha Housing Enforcement
- Tenant Landlord Act
- Metro Omaha Property Owners Association
- Apartment Association of Nebraska

Violations

Checklist

Inspection Checklist



Major Violations

Mechanical



Major Violations

Electrical



Major Violations

Electrical



Major Violations

Plumbing



Major Violations

Roofs & Structure



Major Violations

Roofs & Structure



Thanks!

Contact us:

Planning Department
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www.omaharentalinfo.cityofomaha.org

