RENTAL INSPECTIONS WITH HAND

How we get folks to fix what’s broken.

September 18, 2024

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

citybloomington

Title 16 of the Bloomington Municipal Code (BMC)

The Residential Rental & Lodging Establishment Inspection Program.

- To ensure public health, safety and welfare as affected by residential rentals
- To protect the character and stability of Bloomington
- To assist in the elimination of blight and promote maintenance to thereby ensure public health, safety and welfare
- To regulate and license residential rentals and stabilize approximately 60% of the City’s housing stock

Before the inspection

- Schedule the inspection.
- Use the Pre-inspection Addendum as a guide.
- Walk through the rental. Look for obvious issues.
- Ask your tenants if anything is broken.

How to prepare for inspection

- Inform tenants of the date and time of inspection.
  - Allows tenants to get pets crated
  - Time for tenants to tidy up
  - They can put their things away.

- Check smoke detectors
  - Install new batteries
  - Detectors expire every 10 years
  - Often not installed, just laying on a counter

TIME TO TIDY UP

CHECK SMOKE DETECTORS

The day of the inspection

Arrive early!

Wake students/tenants.
So they can be dressed,
and have time to tidy up.

During the inspection

STAY WITH THE INSPECTOR

- Make notes.
- Ask questions
- Provide documents
- Furnace
- Occupancy Affidavit
- Move-in inspection

THINK ABOUT HOW TO, AND WHO WILL MAKE REPAIRS.

- Will you need contractors?
- Can you get everything done in 60 days?
- Will you need to appeal to the BHQA?

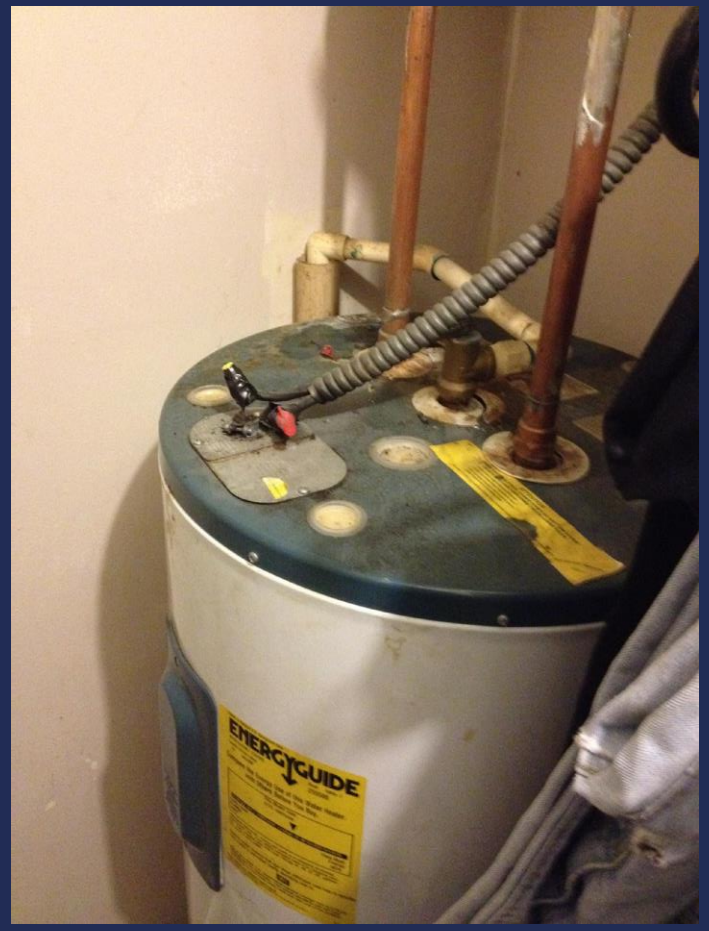
After the inspection

Make the repairs

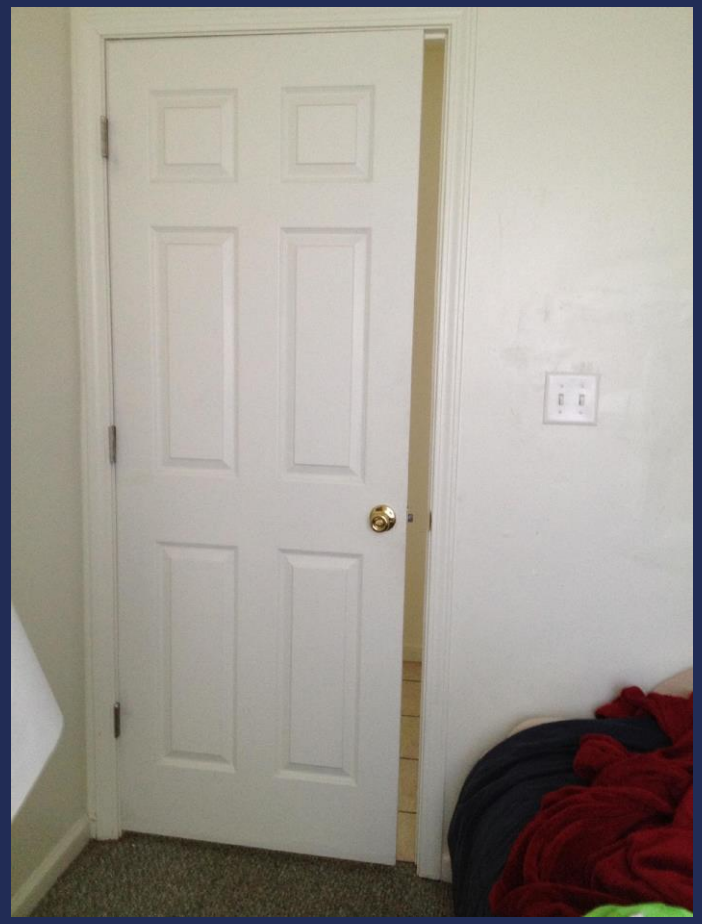
- In a Workmanlike Manner
- Finish the repairs completely.
- Finish in a timely manner, or appeal for more time, before you hit a deadline

Workmanlike manner?

SAFE ELECTRICAL CONNECTION?



2-6 DOOR IN A 2-8 OPENING



Plumbing repairs

Incorrect Smoke detecto

Schedule the re-inspection:

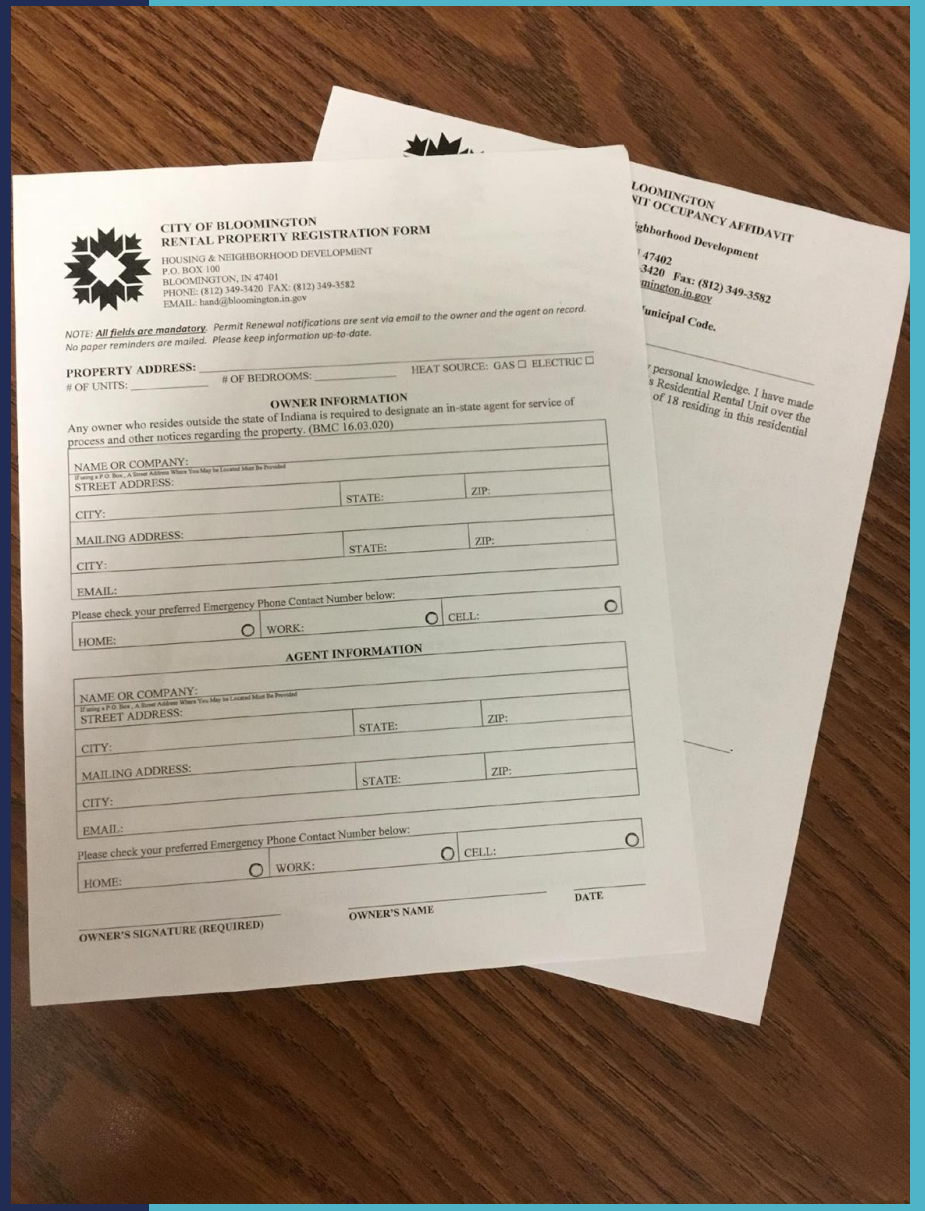
AFTER RECEIVING THE REPORT:

- Make repairs!
- Call HAND to schedule
- Inform Tenants of the inspection time and date.
- Walk through the property and verify the repairs.

Paperwork

Be sure that you have provided the inspector a chance to review the Move-in Inspection and the Occupancy Affidavit. Provide proof that gas fired furnaces are functioning safely.

Fill out a new Registration form if any of your information has changed.



Complaint inspections

- Tenant or landlord can request a complaint inspection.
- Must be in writing:
- Must contain the items the inspector is to inspect.
- We cannot just look for violations.
- We will include blatant safety violations.

Deadlines are dependent on the severity of the issue.

Normally 14 days, but we can reduce that to 24 hours if it’s urgent

Other inspections

- Fire inspections
- Permit upgrade
- Tenant violation
- HOME funded property inspections

Interior violations

BMC 16.04.060 (A)

Clean, sanitary , structurally sound and maintained in accordance with this Title.

BMC 16.04.060(B)

No threat to public health, safety or welfare.

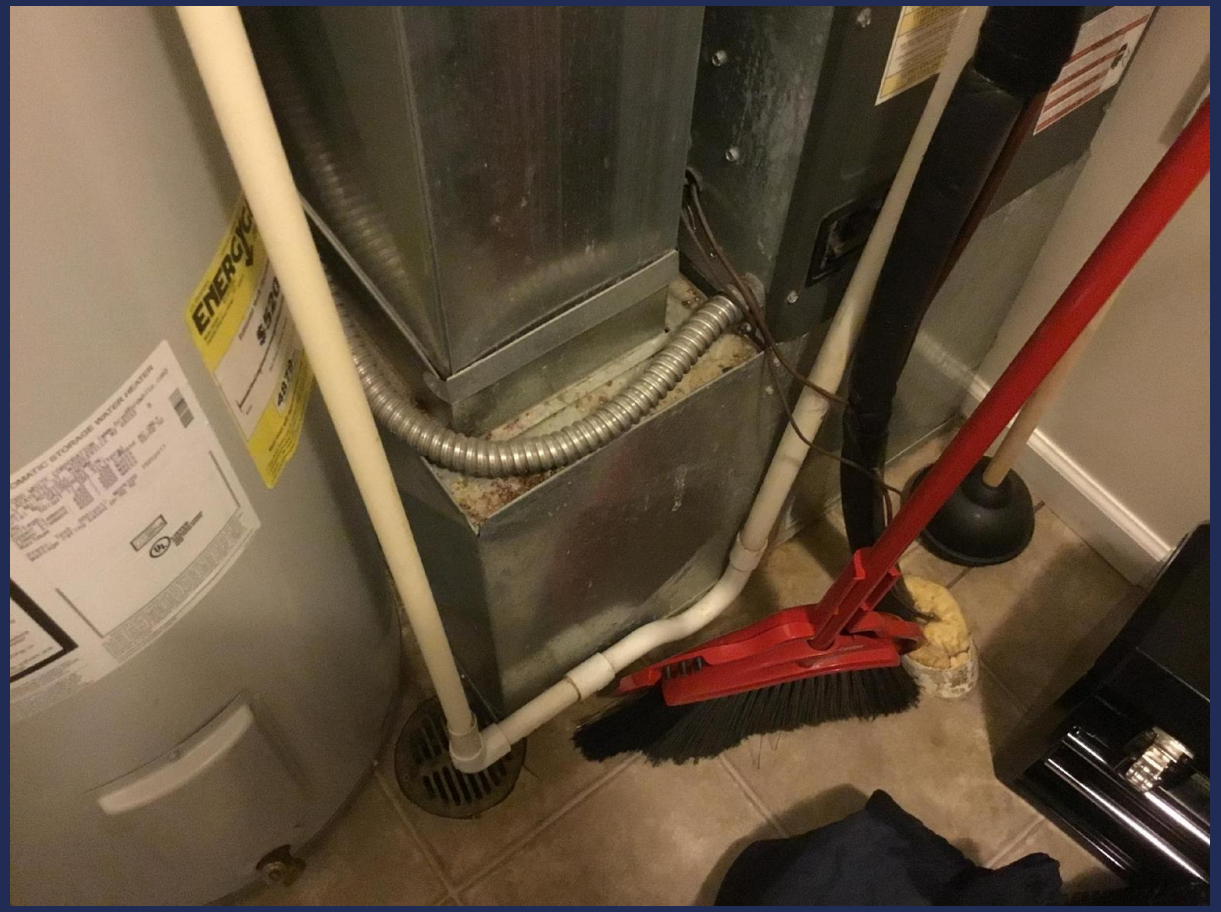
MISSING DRAWER AND DOOR

Interior violations

BMC 16.04.060(C)

- All equipment maintained in good repair an according to manufacturer’s guidelines
- Plumbing system
- Electrical System
- Heating and Air Conditioning System
- Appliances that are supplied in the structure
- Fire safety systems

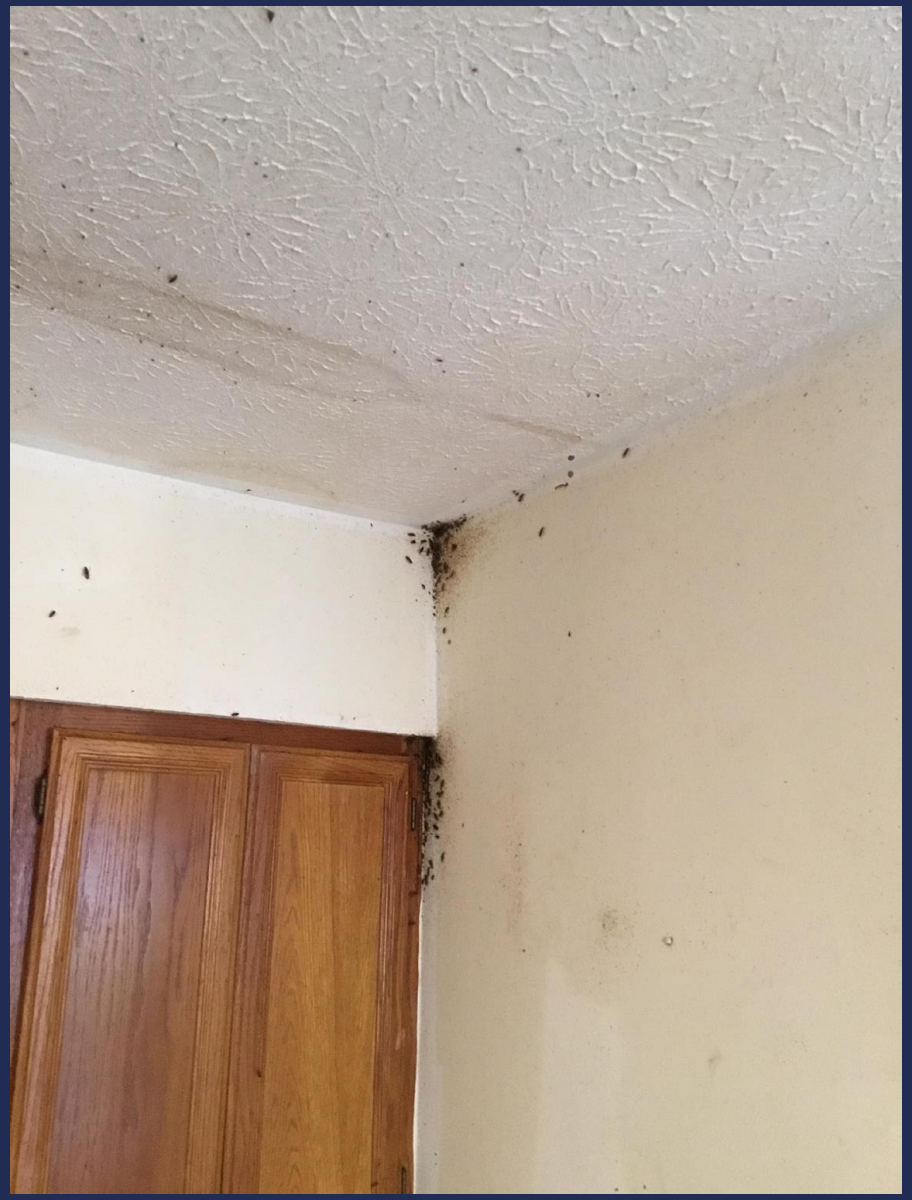
OREGANO
LEAVES
Campbell's
Chicken Noodle
Lipton



Extermination

BMC 16.04.090(A)-(F)

- No pests when rented
- After 30 days- tenant of single family rental
- Landlord responsible in common areas of Multi-family
- Poor living conditions may result in a Tenant Violation Report
- Landlord will be responsible to get the extermination done
- HAND cannot determine who is to pay for the extermination



Exterior

BMC 16.04.040 (A)-(H)

- Exterior property areas
- Trees
- Sidewalks and Driveways
- Grading and Drainage
- Retaining walls
- Indoor furniture used outdoors
- Gates and fences
- Inoperable vehicles

BMC 16.04.050(A)-(G)

- Exterior of structures
- Paint
- Decks and stairs
- Handrails and guardrails
- Roofs, soffits and fascia
- Grafitti
- Free of Mold, Mildew

Fees

- $77.00 per building
- $28.00 per unit
- No show fee: $75.00
- Re-inspection fee: $77.00

- No registration fee.

Appeals to Title 16

BOARD OF HOUSING QUALITY APPEALS

- Administrative Appeal
- Variance to the Code
- Extension of Time
- Rescind a variance

MONROE COUNTY COURT

- If you are not satisfied by appeal to BHQA
- Appeal fees

Appeals of State Building Codes

- Indiana Department of Homeland Security
- Fire Prevention and Building Safety Commission

THANK YOU.

HAND@bloomington.in.gov
821-349-3420

CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

citybloomington

Our Path To Zero

Come learn about South Central Indiana's progress in ending homelessness

September 24th 5:30-7pm
Far Center

Scan the QR code to register!

HEADING HOME OF SOUTH CENTRAL INDIANA

Built For Zero.
COMMUNITY SOLUTIONS