

ABOUT THE QUALITY OF LIFE DEPARTMENT

The City of Redlands Quality of Life Department serves our community through providing a broad spectrum of services, from maintaining current infrastructure to pursuing a greener tomorrow. The Department was created through a reorganization of activities primarily within the former Municipal Utilities and Public Works Departments (now Municipal Utilities and Engineering).

Quality of Life personnel ensure Redlands residents, businesses and visitors enjoy City services and facilities that include parks, trees, City-owned groves, Hillside Memorial Park Cemetery, Redlands Municipal Airport, and solid waste removal, as well as code enforcement and the maintenance of our street lights, traffic signals and streets. The provision of these services are supported by additional City maintenance and support staff, and all services and support are coordinated under comprehensive Green Initiatives.



FAQs

The following is a list of common questions and answers about the City of Redlands Quality of Life Rental Inspection Program. If you have a question that isn't listed here, please contact us using the information below.

What if my property is not a rental?

- You may request an exemption by providing copies of two utility bills to the Code Enforcement Division (water and trash service bills are not acceptable).

Where do I send my payment?

- All payments must be delivered to the Finance Department, Revenue Division.

Can I read the ordinance for this program?

- Yes, the complete ordinance is available at: <http://bit.ly/1cwAp6j>

Will my fee increase every year?

- The Rental Inspection Program fee may increase each year according to the current Consumer Price Index (CPI).

Quality of Life Department

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CITY OF REDLANDS
QUALITY OF LIFE

RENTAL INSPECTION PROGRAM



RENTAL INSPECTION PROGRAM

The non-owner occupied/rental property inspection program was adopted by the City of Redlands in 2010 to ensure an acceptable standard of property maintenance, improve the quality of life in our neighborhoods, and increase the economic value of single-family and multi-family homes in the community of Redlands.

This program enhances the quality of rental properties throughout the City by ensuring that all rental properties are maintained properly in accordance with City standards and ensuring that the units are safe to be occupied by tenants.

PURPOSE OF THE PROGRAM

The purpose is to identify substandard non-owner occupied/rental property and to ensure rehabilitation of these residences.

City inspectors will inspect rental properties for exterior code violations and issue corrective reports as needed. Some examples include:

- Broken Windows
- Roof Leaks
- Substandard landscaping and irrigation
- Unsafe fire conditions
- Inadequate garbage storage containers
- Unsafe stairs
- Unmaintained parking and driving areas

EXEMPTIONS FROM THE PROGRAM

Exemptions from the City of Redlands Quality of Life Rental Inspection Program are defined as the following in the ordinance:

5.98.020: DEFINITIONS AND SCOPE (B)

The provisions of this chapter shall not apply to:

- Housing accommodations in any hospital, state licensed community care facility, convent, monastery, or other facility occupied exclusively by members of a religious order; extended medical care facility; asylum; on campus fraternity or sorority houses; or on campus housing accommodations owned, operated or managed by an institution of higher education, a high school, or an elementary school for occupancy by its students.

(continued...)

- Housing accommodations which a federal, state or local government unit, agency or authority owns, operates or manages, or which are specifically exempted from municipal regulation by state or federal law or administrative regulation. This exception shall not apply after the governmental ownership, operation, or management regulation is discontinued.

- Mobilehomes, mobilehome parks, recreational vehicles as defined in Health and Safety Code section 18010, or recreational vehicle parks.

- Owner occupied single-family dwellings.

- Housing projects having units available at affordable rents, as defined in Health And Safety Code section 50053, which have received financial assistance from the City or the City's former Redevelopment Agency. (Ord. 2773, 2012)

In order to effectively measure, manage and govern the increase in rental units, the Redlands City Council has taken action by adopting a Rental Inspection Program to protect and promote enforcement standards, regulations and procedures to ensure Redlands continues to be a great place to live, work and play.

