



### History

On December 18, 2008 in response to continuous complaints from residents about serious life, health, and safety violations in rental housing units throughout the County, the Sacramento County Board of Supervisors unanimously passed the Rental Housing Registration and Inspection Ordinance and requires mandatory participation for rental properties within the County. The purpose of this code is to proactively identify blighted and deteriorated rental properties and ensure the rehabilitation or elimination of housing failing to meet minimum Building, Housing, and exterior site maintenance standards and codes.

The purpose of this program is to ensure that residents of rental units are afforded habitable, safe, and sanitary housing.



### Code Enforcement Mission:

To promote and maintain a high quality of life where people live and work.

### Contact Code Enforcement

Phone: 916-874-6444

FAX: 916-874-8409

### Contact Rental Housing

Phone: 916-876-9020

Fax: 916-874-2957

E-mail: [RHIP@saccounty.gov](mailto:RHIP@saccounty.gov)

To File a Complaint about Housing or  
Other Neighborhood Concerns:

**Call 311**

### Code Enforcement Division

9700 Goethe Road, suite A  
Sacramento, CA 95827

[www.code-enforcement.saccounty.gov](http://www.code-enforcement.saccounty.gov)

*Community Development*

*Department*

*Code Enforcement Division*



***Rental Housing  
Inspection Program***

***Problem Property  
Fact Sheet***

## **What does the County determine to be a rental?**

Any property not occupied by the listed property owner and/or their children or parents. Other family occupants would be considered a rental property.

## **County Inspections/Self Certification**

Code Enforcement will categorize rental properties into the following groups:

- Problem Properties
- County Inspection properties
- Self-certified properties

This brochure will explain Sacramento County Code section 16.20.415 and what may happen if your property is determined to be a problem property.

## **What is a “Problem Property”?**

A problem property is a property that has been found to be in violation and issued a corrective notice more than once in a 12 month period where the corrections were not made in the time permitted.

## **What happens once a property has been deemed a “Problem Property”?**

Problem properties do not qualify for self-certification and are subject to mandatory inspections by Code Enforcement at least twice per year. All costs associated with enforcement action will be assessed against the property owner.

## **How can my property be removed from the “Problem Property” list?**

In order to be removed from the problem property list, the rental property must pass 2 consecutive inspections conducted by Code Enforcement without any violations of the California Health & Safety Code or County Housing Code.

## **Once removed from the Problem Property list can I self – certify the property**

Yes. You can submit a new registration form and request self-certification once the property is no longer considered to be a “problem property” as long as you do not own any other properties that fall into the “problem property” category.

## **Are self-certified properties subject to inspections?**

Properties that are self-certified are subject to audit inspections which include a review of records and an evaluation of housing conditions at the property from the exterior and a possible random look inside units. Audit results will determine a fail, pass or conditional pass.

- A pass will allow your property to continue in self-inspection/certification status. However, Code Enforcement will respond to any complaints filed.
- A fail will require a RHIP inspection of the property at a cost to the property owner.

- A conditional pass will allow you an opportunity to correct minor issue(s) to remain in self-certification status.

## **How does the audit inspection differ from the other inspections done at the property?**

Audit inspections focus primarily on the exterior and the paperwork. County inspections usually start as a sampling and depending on the findings they may schedule a unit by unit inspection. Problem properties are automatically scheduled for unit by unit inspections.

## **Are there fees associated with these inspections?**

Cost recovery fees are assessed when violations are noted. Additional penalties and enforcement action may be taken if compliance is not achieved in a timely manner.

For more information you can view the following brochures or contact the Rental Housing Inspection Program.

**Problem Property Fact Sheet FAQs for Tenants**