



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. Our goal is to inspect all rental units within a 5 year cycle.



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

To File a Complaint about Housing or
Other Neighborhood Concerns:

Call 311

Code Enforcement Division

10481 Armstrong Ave, Suite 110

Mather, CA 95655

code-enforcement.saccounty.gov

Community Development
Department

Code Enforcement Division



Rental Housing Inspection Program

FAQs for Property Owners

FAQ's

What is the Rental Housing Code Compliance (RHCC) fee?

The RHCC was originally established in 1993. It is a per unit annual fee for rental housing. This fee is attached to the Sacramento County utility bill.

Who is responsible for the payment of annual fees?

The fees are the responsibility of the property owner(s).

How does the County determine that a property is a rental?

The Sacramento County Utilities Billing System (CUBS) maintains the County's rental housing code compliance database. Through the CUBS database and Sacramento County Tax Assessor records, we have identified approximately 90,000 rental units in the County. Basic criteria used to determine if a property is a rental includes the following: property address is different than the owner's mailing address and there is no Homeowners Tax Exemption form filed with the Assessor's Office.

Are any units exempt from RHIP?

Yes. Exemptions include properties less than five years old, or units that are regularly inspected by Sacramento Housing and Redevelopment Agency. The Exemption Waiver can be completed on our website and must be submitted with a Registration form and proof of exemption.

If my property is exempt from RHIP inspections do I still have to pay the fee?

Yes. The exemption is for the inspection portion of the program only. Our office will still respond if complaints are received.

What happens if violations are noted during the inspection?

Property owners will be issued a notice listing specific code violation found in each unit along with any exterior code violations. The property owners notice will provide a specified time period in which the violations are to be corrected. The owner's notice and the list of specific violations are public records and available upon request.

What if the violations are not corrected within the time period provided?

If, upon re-inspection, the property owner has not complied with the notice, then the County will initiate Code Enforcement action. The goal is to obtain voluntary compliance but enforcement actions include, but are not limited to, assessment of administrative penalties, charging of re-inspection fees, referring property information to the District Attorney, etc.

Does the property owner need to contact the County to schedule the inspections?

No. The property owner and manager (if applicable) will be contacted by mail at least two (2) weeks prior to their scheduled inspection unless the property is self-certified, in which case they will receive notice of the scheduled audit at least 72 hours in advance.

Who needs to be present at the time of inspection?

Someone must be present to allow access to the unit. The owner, manager, and/or tenant must accompany the inspector. Attending the inspection benefits all parties and insures a better understanding of the health and safety issues and repair expectations.

How long will the inspection take?

Approximately 15 minutes per unit but may take longer if conditions warrant a more thorough inspection.

What can the property owner do to prepare for the inspection?

The property owner can prepare for the inspection by obtaining a copy of the Inspection Checklist used by the County of Sacramento Code Enforcement Division. The list may be accessed on the Code Enforcement website. Classes will also be available to owners/managers explaining what the violations are that we will be looking for. This is the same course that is required for property owners or managers interested in becoming self-certified.

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

[Problem Property Fact Sheet](#)
[FAQs for Tenants](#)