

Rental Property Ordinances and Inspections

What is the Rental Housing Inspection Program?

The program is based on an ordinance which requires the annual inspection of all rental housing within the City of Azusa. The properties are inspected for compliance with state and local laws involving property maintenance. Interior inspections are conducted only with the consent of tenants. Once an inspection is completed, the owner is notified of any deficiencies found and asked to correct them in a timely manner.

Why does the City have a Rental Inspection Program?

For years the City responded to complaints from tenants, other nearby rental property owners, and residents about the lack of property maintenance on many rental properties. Nearby property owners complained that as a result of poor property maintenance on rental properties, their property values were being adversely affected. This same complaint was echoed by other rental property owners who believed that their ability to rent, and even their ability to increase rents, was being adversely affected by other errant rental property owners in their neighborhoods. This all culminated in 1989 when the City began the Rental Housing Inspection program following public meetings with the rental property owners and the local apartment owner's association.

What is the Real Property Records Report Ordinance?

This is an ordinance that requires all properties being sold in the City of Azusa to be reviewed for compliance with local land use regulations, and building regulations. This report is required to be provided to a prospective buyer which will disclose to the buyer any unpermitted construction, unpermitted land uses, any legally existing nonconforming uses, or other information which may affect the buyer.

What Is the Rental Housing Inspection Ordinance?

The ordinance simply requires that all rental housing in the City of Azusa be registered with the City and that it be inspected annually to insure that the property is being maintained.

Will Each Apartment or House on the Property Be Inspected?

Upon making an inspection the inspector will contact tenants and ask if there are problems. In larger complexes this will be done on a random basis. If there is an apparent need each unit may be inspected. All exterior areas will be inspected.

What Happens If There Are Violations?

Where violations are found you will receive an inspection report showing the problems and location. The notice will also include a date for compliance. Upon reinspection if the correction is not made you will be charged for any additional City time and expense in handling the violation.

What Will the Inspector Be Looking For?

The inspector will be looking for a number of things including; junk cars, dead vegetation, accumulations of junk and debris, landscape maintenance, building maintenance, graffiti, adequate refuse facilities, illegal/unpermitted construction, dilapidated structures and substandard housing conditions.

What Happens If I Do Not Register My Rental Property?

If you do not have a unit registered, the utilities (gas, water, electricity) will not be turned on when a vacancy exists until it is registered. The City will also be reviewing assessor records for unregistered units. If you do not register a rental you will be charged for all enforcement costs.

Why Is The City Interested in Rental Properties?

The City of Azusa has 6,500 rental units which accounts for approximately 50% of existing

housing. Approximately ninety percent (90%) of the complaints received by the City involve rental housing and the failure of many owners to maintain their property.

What Happens If The City Received a Complaint About My Property Between Inspections?

If the complaint is valid you will be charged for our time and expense. However, if you are registered we will call you about the complaint if you provide a telephone number you can be reached at during business hours. This will save you some direct cost charges.

More Questions?

If you have any other questions regarding rental property ordinances or inspections, please contact Rick McMinn in the Community Improvement division

Rmcminn@ci.azusa.ca.us or (626) 812-5285.

The Division fax number is (626) 334-5464.