What you need to know about the

Residential Rental Inspection Process

Residential Rental Inspection Services (RRIS) was established by Santa Cruz City Council to help ensure rental housing is safe and meets basic maintenance standards. Currently, there are over 11,000 rental units in the City of Santa Cruz.

Why do I need a rental inspection?

Residential Rental Inspection Services was designed to inspect all rental properties within the City of Santa Cruz on a routine and comprehensive basis. These inspections are required to assure the rental unit is safe and habitable. Through effective partnerships with property owners, property managers, and tenants, the program identifies and rehabilitates rental dwelling units that do not meet minimum building and housing code standards, thus making sure renters in Santa Cruz have a safe place to call home.

Your participation in this program means a safe home for another community member.



How do I prepare for an inspection?

- Notify the tenants of the inspection date (at least 24-hours prior)
- Make sure all areas are accessible and pets are secured for safety
- Review inspection checklist

What if I don't pass the inspection?

You will receive a written notice (Notice of Correction) if your property does not pass the RRIS inspection. You will need to correct the safety or maintenance issues either through passing a re-inspection or submitting compliance photos to the inspector by the due date on your written notice.

Residential Rental Inspection Services (RRIS)
Community Development Department
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How do I tell my renters?

State law requires that renters receive **at least 24 hours written notice** of an inspection from the property owner or manager. Please ensure someone over 18 is present to provide access for the inspection.

What will be inspected?

A city inspector will follow a checklist of basic safety and maintenance requirements that was approved by the City Council. The RRIS inspection looks at common areas and the units listed on the Annual statement. The full RRIS checklist can be found at www.santacruzca.gov/rental.

Examples of items required by the checklist are:

- Plumbing fixtures in the bath and kitchen areas are working properly.
- No holes or visible leaks in the roof or walls.
- Windows and doors work properly and are secure.
- Heating system is functioning properly.

Can I conduct my own inspections?

You may qualify to self-inspect your rental unit(s); however, at least once every five years a City Rental Inspector will conduct an inspection on your rental(s). If there is an active code compliance violation on the rental unit within the last three (3) years, then the property owner will not qualify for self-inspection; rather, a City Rental Inspector will be responsible for inspecting the property yearly.

What if I need more time to make repairs?

If you need more time to make repairs and complete the inspection, please contact your city inspector. We can extend the due date as long as you are working towards making the repair. If the due date has passed, and you have not contacted us, you may be subject to enforcement, fines, and re-inspections.

For more information, visit www.santacruzca.gov/rental or contact rental@santacruzca.gov or 831-420-5140.