

Stockton, California Municipal Code, Charter, and Civil Service Rules

Title 8 HEALTH AND SAFETY

Chapter 8.32 RESIDENTIAL RENTAL UNIT INSPECTION AND MAINTENANCE

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These regulations shall be known as the Residential Rental Unit Inspection and Maintenance Code of the City of Stockton, herein referred to as “this code.” (Prior code § 7-111.60)

8.32.020 Purpose.

The purpose of this chapter is to proactively identify blighted and deteriorated housing stock and to ensure the rehabilitation or elimination of housing that does not meet minimum building code and housing code standards, exterior maintenance standards, and site maintenance standards to attempt to create a healthy, safe, and crime-free environment, and to further preserve and enhance the quality of life for residents of the City living in residential rental units. (Prior code § 7-111.61)

8.32.030 Scope.

This chapter shall apply to all residential rental units. This includes rooming and boarding houses that have three (3) units or more on one (1) parcel or site. This chapter shall also apply to areas associated with a residential rental building or rooming and boarding house, including, but not limited to, parking lots, driveways, landscaping, accessory structures, fences, walls, swimming pools, hot tubs, and spas. Hotels, motels, bed and breakfasts, and similar occupancies are specifically excluded from the requirements of this code. (Prior code § 7-111.62)

8.32.040 Definitions.

“Chief Administrator of Code Enforcement” means the City department head of the Code Enforcement Office.

“Code Enforcement Office” means the City department that enforces and administers this chapter.

“Exemption” means an exemption from fees; and shall not mean any exemption from inspection(s) and/or penalties due to noncompliance under this chapter.

“Maintenance standards” means the minimum required maintenance conditions of a residential rental unit as outlined in this chapter and within the City’s maintenance standards checklist.

“Maintenance standards checklist” means the checklist, as maintained by the Code Enforcement Office, and required for entry into the optional self-certification program as outlined under this chapter.

“Management entity” means any person(s), business entity, or group, responsible for the oversight and day to day operations of the rental unit, including, but not limited to, such duties as assisting tenant(s) with the application process, repairs, procuring rent, and expediting the day to day operations.

“Owner” and “property owner” have the same meaning and may be used interchangeably and shall mean any owner(s), part owner, joint owner, or owners of record of the subject real property as shown on the latest equalized tax assessment role as maintained by the San Joaquin County Assessor, or as otherwise known to the Chief Administrator of Code Enforcement.

“Residential rental unit(s)” means any property which is a single assessor parcel number located within the City which is rented, regardless of size, square footage, or any written lease agreement, and including the rental of any single-family residence, apartment complex, duplex, triplex, or multifamily housing.

“Residential rental unit class” means an approved four (4) hour class that provides owners and management entities an opportunity to become educated regarding all aspects of property management including, but not limited to, tenant selection, tenant rights, and property maintenance.

“Responsible party” means any person responsible for causing, permitting, or maintaining any violation of this Ordinance; and shall include, but is not limited to, any tenant, owner, and/or management entity.

“Tenant or occupant” means any person who occupies the residential rental unit, in whole or in part, whether alone or with others, regardless of any lease agreement. (Prior code § 7-111.63)

8.32.050 Inspections authorized—Compliance with applicable codes and standards.

A. Frequency of Inspections. Every residential rental unit shall be inspected not less than once every four (4) years, except for those residential rental units that are participating in the residential rental inspection self-certification program or those residential rental units that qualify as exempt as defined in Section 8.32.120 of this code.

B. Inspections—Conformance with standards.

1. The Chief Administrator of Code Enforcement or his or her designee may inspect residential rental units and their associated residential rental units to determine whether such properties comply with applicable provisions of State Housing Law, the Stockton Municipal Code, and with all previous conditions of approval and agreements. Applicable provisions of the Stockton Municipal Code include, but are not limited to, the Uniform Code for the Abatement of Dangerous Buildings,; and the exterior/interior maintenance standards as outlined in the residential rental inspection self-certification program’s maintenance standards checklist.

2. When inspections are made, residential rental units shall be required to be in conformance and maintained in accordance with the code that was in effect at the time the residential rental unit was constructed, except for any additional requirements mandated by the Stockton Municipal Code or State Housing Law. (Prior code § 7-111.64)

8.32.060 Self-certification program.

A. Well-maintained residential rental units with no existing violations of State Housing Law or the codes listed in Section 8.32.050 above may qualify to participate in the residential rental inspection self-certification program. Eligibility requires the property owner or his or her designated management entity to conduct a self-inspection of all residential rental units, including exterior conditions and site conditions, and certify that conditions at the property achieve the interior and exterior standards listed on the residential rental inspection program's maintenance standards checklist; complete the self-certification affidavit; pay the first year of the self-certification fee and the required application fee in an amount established by resolution of the City Council. The Chief Administrator of Code Enforcement or his or her designee shall cause an inspection of approximately 10 percent of the residential rental units that self-certify to verify compliance, following the inspection, citation and reinspection procedures established by this chapter.

1. Eligibility. Based on the self-certification affidavit submitted exterior and interior inspection were conducted by the property owner or designated management entity. The property owner or designated management entity agrees to immediately respond to known criminal or gang activity and contact the City Code Enforcement Office when and if any resident resists entry for the purpose of interior unit inspections for self-certification. With each change of property ownership or management entities, the subject property's eligibility expires for the City self-certification program. To remain eligible, the property owner is required to complete a current affidavit regarding property conditions, ownership, and management entities within 30 days of any change. For qualifying participants, the property owner or the designated management entity will be allowed to remove the property from the City inspection program for a period of four (4) years, provided that the conditions do not deteriorate during that time to the point where the property would no longer meet eligibility maintenance standards for program participation as outlined in the maintenance standards checklist.

B. Renewal Self-Certification. A residential rental unit that successfully participated in the prior self-certification program is eligible to renew for the subsequent inspection cycle by completing the process outlined in subsection A of this section.

1. Ineligibility. If the Chief Administrator of Code Enforcement or designee determines by review of the maintenance standards checklist and/or self-certified affidavit that the exterior and/or interior inspections are not in compliance, or as a result of an investigated complaint, that the property owner has allowed the subject residential rental unit to become out of compliance, the property owner will be cited as ineligible to participate in the self-certification program. The property owner shall be assessed a penalty and the full inspection fee, in amounts established by resolution of the City Council. The property owner will not be able to re-apply for the self-certification program until the subject residential rental unit successfully passes an exterior and interior inspection, or for a period of 12 months.

2. Reinstatement. An owner/management entity that unsuccessfully participated in the prior self-certification program is eligible to immediately reinstate after the owner/management entity completes a City approved residential rental unit class, pays all penalties and fees due, and corrects all outstanding violations. The approved class will be a four (4) hour course, which will review the self-certification program criteria; self-certification program affidavit; and maintenance standards checklist. Upon reinstatement, the owner/management entity will be subject to the ongoing inspection cycle by completing the process outlined in subsection A of this section. The owner/management entity will be allowed to reinstate only three (3) times. If, after the owner/management entity has been reinstated three (3) times and the Chief Administrator of Code Enforcement or designee determines by review of the maintenance standards checklist and/or self-certified affidavit that the exterior and/or interior inspections are not in compliance, or as a result of an investigated complaint, the subject residential rental unit is found out of compliance, the property owner will be cited as ineligible to participate in the self-certification program for four (4) years.

C. At all times, the City shall retain the authority to investigate and address any violation of State Housing Law and the Stockton Municipal Code.

D. Any residential rental unit that participates in the residential rental inspection self-certification program may be removed from the self-certification program at any time if it fails to meet all of the interior and exterior standards outlined on the maintenance standards checklist.

E. Any structure and/or premises that do not comply with the provisions of this section shall be subject to an inspection of all residential rental units in the complex along with penalties and fees, in amounts established by resolution of the City Council. (Prior code § 7-111.65)

8.32.070 Maintenance standards.

In addition to State Housing Law and the Stockton Municipal Code, all residential rental units shall meet the exterior, interior, and site maintenance standards as outlined in the City's residential rental inspection self-certification program's maintenance standards checklist. (Prior code § 7-111.66)

8.32.080 Notification of inspection—Inspection procedure.

A. The Code Enforcement Office shall mail a letter of intent to inspect a residential rental unit to the property owner and any designated management entity stating the date and time of inspection. Additionally, the Code Enforcement Office shall post a notice in a conspicuous place on each unit that is to be inspected. Such notification shall give a minimum of 21 calendar days' notice.

B. Should the Code Enforcement Office cancel or re-schedule an inspection, the Code Enforcement Office shall notify the tenant, property owner, and/or designated management entity in writing within five (5) business days of the initial date of inspection. The residential rental units inspected will be re-posted with the changed date of inspection.

C. In the event a property owner, designated management entity, or tenant in possession of the property to be inspected refuses access to any residential rental unit, the City Attorney is authorized to obtain from a court of competent jurisdiction any warrant necessary to cause the inspection to take place. (Prior code § 7-111.67)

8.32.090 Annual fee.

All property owners of residential rental units subject to a Code Enforcement Officer inspection shall pay a fee in an amount established by resolution of the City Council. The fee will be used to finance the cost of inspection and enforcement. Should the property owner fail to pay the required inspection fee, the City will recover it, in addition to accrued interest and penalties, utilizing any remedies provided by law including, but not limited to, nuisance abatement or municipal tax lien procedures established by ordinance or State law. This fee shall be known as the residential rental unit inspection fee. (Prior code § 7-111.68)

8.32.100 Reinspection fee.

Upon inspection, the Code Enforcement Officer may instruct the owner or the designated management entity to perform work, take action, or refrain from action to verify compliance with said codes. If the Code Enforcement Officer discovers upon reinspection that the work, action, or inaction requested was not performed, the cited party shall be charged a reinspection fee in an amount established by resolution of the City Council. Should the cited party fail to pay the required reinspection fee, the City will recover it, in addition to accrued interest and penalties, utilizing any remedies provided by law including nuisance abatement or municipal tax lien procedures established by ordinance or State law. (Prior code § 7-111.69)

8.32.110 Delinquent fees—Penalty for late payment.

The residential rental unit inspection fee shall be collected annually. If the property owner of the residential rental unit to be inspected fails to pay the residential rental unit fee, the property owner shall be required to pay all applicable interest and penalties. (Prior code § 7-111.70)

8.32.120 Exemptions.

A. Newly Constructed Multifamily Residential Rental Units (four (4) or More). Newly constructed multifamily residential rental units shall be exempt from this chapter for a period of five (5) years from the date the certificate of occupancy is issued by the Building Division. The exemption period shall begin to run on the date the Building Division issues a certificate of occupancy on multifamily residential rental units. Single-family residential units will not be exempt.

B. Subsidized residential rental units shall be exempt from this chapter when annually inspected by a government agency or entity.

C. The property owner shall lose this exemption and be assessed a penalty and the full inspection fee in amounts established by resolution of the City Council if the newly constructed multifamily residential rental units, or the subsidized residential units do not successfully pass an exterior and interior inspection. (Prior code § 7-111.71)

8.32.130 Violations.

A. Notice of Violation. Whenever the Code Enforcement Officer determines that a violation of this chapter exists, the Code Enforcement Officer shall give notice of violation and order to repair to the property owner and the designated management entity. The notice shall be in writing and shall describe, with reasonable detail, the violation so that the property owner and the designated management entity has the opportunity to correct said violation.

B. Time for Correction. The notice shall provide a reasonable time for correction, ranging from 24 hours to up to 120 days, depending upon the severity of the violation. The property owner or designated management entity may request an extension of time, which may be granted if the Code Enforcement Officer determines that substantial progress is being made to correct the violation. Once an extension is granted, and the residential rental unit is found to remain out of compliance for 30 days after the final reinspection of the granted final extension, the Code Enforcement Office will send out a notice to the owner/management entity that they are required to successfully complete a City-approved four (4) hour residential rental unit class. Certification that the residential rental unit class was completed must be submitted to the Code Enforcement Office within 30 calendar days after the notice to attend was mailed by the Code Enforcement Office or a penalty will be assessed.

C. Service of Notice. Notice shall be served in accordance with Section [1.04.080](#) of the Stockton Municipal Code.

D. Building Permits. If applicable, building permits for the correction of violations shall be obtained as required by the [California Building Code](#) and Stockton Municipal Code.

E. Reinspections. Reinspections will be conducted to verify that the violations identified on the initial inspection have been corrected. Violations that were not noted on the initial inspection report, but are discovered on the reinspection due to subsequent damage or deterioration, shall be subject to correction. (Prior code § 7-111.72)

8.32.140 Enforcement.

If, after a notice and order to repair has been issued, a property owner designated management entity fails to correct the violation, the City may utilize any administrative or legal remedy available. Further, the City intends to utilize the provisions of [Revenue and Taxation Code](#) Section 24436.5 to encourage the elimination of substandard conditions in rental housing. Said section provides for the disallowance for State income tax purposes of interest, depreciation, taxes, or amortization deductions, which are derived from the ownership of rental housing, which is not in compliance. The City is also authorized to use the remedies set forth in State Housing Law and the Stockton Municipal Code. (Prior code § 7-111.73)

8.32.150 Relocation of tenants.

If any rental unit is found to be unsafe to occupy, the costs and expenses of relocation of any tenant from that residential rental unit shall be in accordance with Chapter 1.52 of the Stockton Municipal Code, regarding relocation benefits for displaced tenants. (Prior code § 7-111.74)

8.32.160 Appeal.

Any person aggrieved by a determination of the Chief Administrator of Code Enforcement, or a determination regarding eligibility for participation in the self-certification program may appeal to the City for a hearing in accordance with Chapter 1.44 of the Stockton Municipal Code regarding administrative hearings. Any property owner of a residential rental unit aggrieved by the administrative order issued by the Hearing Officer of an administrative hearing may, under current code, appeal the decision to the Superior Court. (Prior code § 7-111.75)

8.32.170 Rental Inspection Process Improvement Committee.

A seven (7) member Rental Inspection Process Improvement Committee, with one member appointed by each Councilmember and the Mayor, shall be established to review the rental inspection process. The Committee's responsibilities shall include, but not be limited to, the review of: the effectiveness of the this chapter in terms of how well it is meeting the purpose stated in Section 8.32.020; the rental inspection and the self-certification processes; the self-certification program's review process; the appeal process; the implementation procedures; and the fees. The Committee will meet within six (6) months after the adoption of the ordinance codified in this chapter and shall report their findings to the Legislative/Environmental Committee. The Committee shall report to the Legislative/Environmental Committee until such time as said ordinance is fully implemented. After implementation, the Rental Inspection Process Improvement Committee shall report their findings to the Community Improvement/Crime Prevention Committee.

The Committee will remain in existence until December 31, 2008, unless extended by the City Council. They shall meet at least annually. (Prior code § 7-111.76)

8.32.180 Retaliatory eviction.

It is unlawful for a landlord to recover possession of a rental unit in retaliation against a tenant for exercising his or her right pursuant to State law. (Prior code § 7-111.77)

Contact:

City Clerk: 209-937-8459

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CITY OF STOCKTON

POLICE DEPARTMENT HEADQUARTERS • STEWART/EBERHARDT BUILDING
22 East Weber Avenue, #350 • Stockton, CA 95202
www.stocktonca.gov
(209) 937-8813 Fax (209) 937-7264

RESIDENTIAL RENTAL INSPECTION PROGRAM

NOTICE TO PROPERTY OWNERS

If you received this notice and your home is NOT a rental, a Homeowners Declaration is required, exempting your property from this program. Failure to submit the required documentation will result in an inspection of your property.

On March 2, 2006, the City Council adopted a Residential Rental Unit Inspection and Maintenance Code ordinance, establishing a mandatory code compliance inspection of all rental units throughout the City of Stockton. SMC §§ 8.32.010, *et seq.*

The purpose of this ordinance was to proactively identify blighted and deteriorated housing stock and to ensure the rehabilitation or elimination of housing that does not meet minimum building or housing code standards and/or exterior or site maintenance standards. It is the goal of this program to create a healthy, safe, and crime-free environment and further preserve and enhance the quality of life for residents living in residential rental units within the City of Stockton.

The following is a brief description of the program:

All residential rental units within the City of Stockton shall be inspected at least once every five (5) years by City of Stockton staff from the Neighborhood Services Section. The inspections will be conducted in all areas associated with the rental property including parking lots, driveways, landscaping, accessory structures, fences, walls, swimming pools, hot tubs, and spas. Hotels, motels, bed and breakfast businesses, and similar occupancies are exempt from the ordinance. Newly constructed multi-family residential rental units (4 or more units) are exempt for a period of five years from the date the building permit is finalized by the City of Stockton Building Division. Subsidized residential rental units are exempt when they are inspected and pass an annual inspection by a governmental agency. Non-rental structures or units not occupied by the owner(s) may also be exempt, see attached **(Homeowners Declaration)** exempt form. The ordinance allows for a self-certification of qualified properties. The property owner or designated management entity inspects the property and certifies, under penalty of perjury, that the property meets the minimum code requirements, as listed on the Residential Rental Inspection Program Maintenance Standard Checklist. The ordinance requires a random audit of 10% of all Self-Certified properties to verify compliance. Audit inspections take place annually, generally at the end of each calendar year.

The self-certification option benefits the property owner through reduced fees and fewer on-site inspections by City staff. The self-certification packet must be received by the assigned due date found on the enclosed Self-Certification Program Affidavit to avoid a case processing fee. **(See attached fee schedule for the City's residential rental inspection fee).**

Those property owners who do not respond to the Self-Certification Program or return a Homeowner's Declaration will receive a Notice of Intent to Inspect at least twenty-one (21) days prior to the inspection date.

Where code violations are identified as a result of the initial inspection, property owners will be given adequate time to correct the deficiencies, which will depend on the nature and number of violations. Normal compliance time ranges from ten (10) to thirty (30) days. However, where a dangerous condition is found to exist, e.g., hazardous electrical wiring or lack of adequate sanitation, corrections may have to be completed within twenty-four (24) to forty-eight (48) hours. And, in rare cases, compliance procedures may result in the premises being vacated, utility services disconnected, and tenants relocated at the owner's expense until all violations have been abated.

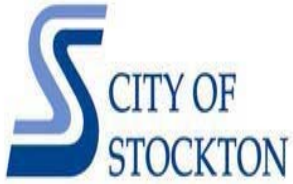
Should you require additional information regarding this matter, please contact the Neighborhood Service Section at (209) 937-8813.

STANLEY MCFADDEN
CHIEF OF POLICE

A handwritten signature in blue ink that reads "Almarosa Vargas". The signature is fluid and cursive, with a large, sweeping flourish at the end.

ALMAROSA VARGAS
POLICE SERVICES MANAGER

Enclosure(s)



**POLICE DEPARTMENT
 NEIGHBORHOOD SERVICES SECTION
 22 EAST WEBER AVENUE, ROOM 350
 STOCKTON, CA 95202
 (209) 937-8813 or (209) 937-8951
 FAX (209) 937-7264
 rentalprogram@stocktonca.gov**

**HOMEOWNER'S DECLARATION
 (EXEMPTION FORM)**

As a property owner, I am requesting exemption from the Residential Rental Unit Inspection and Maintenance Program under Stockton Municipal Code section 8.32.120.

Case #: _____ APN#: _____

Property Address: _____

Property Owner(s): Name _____

Address _____

City _____ Zip code _____

Please circle the exemption you are requesting below, either (A), (B), or (C), and provide the necessary information required under that exemption.

- A. Newly constructed multi-family** residential rental units (4 or more units), are exempt for a period of five (5) years from the date shown on the building permit final. Provide a copy of the building permit showing the final date signed by the Building Division of the City of Stockton.
- B. Subsidized** residential rental unit(s). Provide a copy of the governmental agency or entity's last inspection report or provide documentation validating the subsidy received from the government agency or entity.
- C. Non-rental** structure or unit(s).

Comments: _____

This form must be signed as noted below by the property owner and all documentation and notifications as required above must be attached to this form and submitted to this office by _____. Should you require additional information regarding this matter, please contact Neighborhood Service Division at (209) 937-8813 or (209) 937-8951.

 Print Name

 Date

I certify under penalty of perjury that the forgoing is true and correct.

 Signature

 Telephone Number



**POLICE DEPARTMENT
NEIGHBORHOOD SERVICES SECTION
22 EAST WEBER AVENUE, ROOM 350
STOCKTON, CA 95202
(209) 937-8813 or (209) 937-8951
FAX (209) 937-7264
rentalprogram@stocktonca.gov**

IMPORTANT NOTICE CHANGES TO THE CALIFORNIA HEALTH AND SAFETY CODES

17926: An owner of a dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshal pursuant to Section **13263:** In each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage, within the earliest applicable time period as follows:

- (1) For all existing single-family dwelling units intended for human occupancy on or before July 1, 2011.
- (2) For all other existing dwelling units intended for human occupancy on or before January 1, 2013.

17926.1: An owner or owner's agent of a dwelling unit intended for human occupancy who rents or leases the dwelling unit to a tenant shall maintain carbon monoxide devices in that dwelling unit consistent with this section and Section **17926. The carbon monoxide device shall be operable at the time that the tenant takes possession.**

INSTALLATION OF CARBON MONOXIDE/SMOKE DETECTORS

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes (Smoke Detectors).
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes.
5. In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.



SELF-CERTIFICATION PROGRAM AFFIDAVIT

CITY OF STOCKTON (209) 937-8813

rentalprogram@stocktonca.gov

FOR INSPECTION YEAR: 2023

Office Use Only

Approved by: _____

Date: _____

This executed affidavit shall be returned to the City at the address below by: _____

Affidavits received after this date may be charged a case processing fee or rejected. If rejected this property will not be eligible to participate in the Self-Certification Program for five years.

Rental Unit(s) located at: _____ CASE #: _____

Owner of record: _____ APN #: _____

Total number of units: _____ Number of exempt units: _____

Please complete the following information and mark whom this form is being completed by:

<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> MANAGEMENT ENTITY
OWNER NAME	MANAGEMENT NAME
ADDRESS:	ADDRESS:
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE
PHONE NUMBER	PHONE NUMBER
EMAIL ADDRESS:	EMAIL ADDRESS:

I am submitting a self-certification. I certify that the Owner/Management Entity has inspected the residential rental units, building exterior, and common areas at the location(s) above and they meet or exceed the minimum criteria established by the City of Stockton Self-Certification Program. **I am returning this completed form, the completed checklist, and applicable fee.**

OR

I request City Inspection. I am returning this form with the applicable fee.

PRINT NAME: _____

I certify under penalty of perjury that the forgoing is true and correct.

X

Signature of Owner/Management Entity or Responsible Party

Date

All Self-Certified properties are subject to the 10% audit inspection as required by the ordinance.

NOTE: Any change of Owner voids this Affidavit. A new Affidavit must be completed by the new owner.

Mail to:

City of Stockton Self- Certification Program
22 E. Weber Avenue Room, #350
Stockton, CA 95202

Make Checks/Money Orders payable to:

City of Stockton



**POLICE DEPARTMENT
NEIGHBORHOOD SERVICES SECTION
22 EAST WEBER AVENUE, ROOM 350
STOCKTON, CA 95202
(209) 937-8813
rentalprogram@stocktonca.gov**

FEE SCHEDULE

FEES AS SET FORTH BY THE CITY COUNCIL FOR THE RESIDENTIAL RENTAL INSPECTION AND MAINTENANCE PROGRAM

Property owners with non-exempt rental properties have two options to comply with the inspection requirement. You can either utilize the Self-Certification method, where you conduct the inspections and certify that the property is in compliance or you can utilize the City Inspectors to conduct the inspections once every five (5) years.

If you choose to self-certify your rental property, you will need to submit the Residential Rental Inspection Maintenance Standards Checklist and Self-Certification Affidavit along with the appropriate **Self-Certification Application and Inspection Fee** noted below. The Self-Certification Application and Inspection Fee covers a five (5)-year period. Paperwork submitted without payment in full will not be accepted into the self-certification program.

Self-Certification Application and Inspection Fees:

Condominium	\$194.50
Self-Certification per Unit (i.e. Single Family)	\$202.75
Self-Certification per 2 Units (i.e. Duplex)	\$228.75
Self-Certification per 3 Units (i.e. Triplex)	\$255.00
Multifamily (4+) base fee \$232.00 plus	\$ 26.00 (per unit)

If the City of Stockton conducts the residential rental property inspection, the appropriate **City of Stockton Residential Rental Inspection Fee** noted below will be charged. The City of Stockton Residential Rental Inspection Fee also covers a five (5)-year period and must be paid in full, along with any other incidental fees, prior to receiving your final inspection.

City of Stockton Residential Rental Inspection Fees:

Condominium	\$203.00
Inspection Fee per Unit (i.e. Single Family)	\$232.00
Inspection Fee per 2 Units (i.e. Duplex)	\$339.00
Inspection Fee per 3 Units (i.e. Triplex)	\$446.00
Multifamily (4+) base fee \$232.00 plus	\$108.00 (per unit)

Please note that you should pay only one fee noted above – either the **Self-Certification Application and Inspection Fee** or the **City of Stockton Residential Rental Inspection Fee**. Should you require additional information regarding the fees, please contact the Neighborhood Services Section at (209) 937-8813.

The Self-Certification Maintenance Standards Checklist is designed to assist owners in determining whether their properties will qualify to participate in the Self-Certification Program. Each item on the checklist must be verified as being in compliance or marked as "Not applicable." Use the "Comments" section to explain actions taken if you were unable to obtain access to the unit or to relay other information about items checked. This Self-Certification Maintenance Standards Checklist is for all units at the address listed.

Owners should recognize that this Maintenance Standards Checklist is NOT all inclusive. In addition to the items listed below, owners are responsible for ensuring that their units are in compliance with applicable provisions of the Stockton Municipal Code, including the California Model Codes, the Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings.

ADDRESS OF UNITS INSPECTED: _____ DATE INSPECTED: _____

UNIT #'S INSPECTED: _____

EXTERIOR INSPECTION: VERIFY COMPLIANCE	PASS	N/A	COMMENTS
1. Legible and Visible Address Numbers and Unit Identification: Address numbers are a minimum of 4" high, are of a contrasting color and clearly visible from the curb.			
2. Foundations and Walkways appear to be in functional condition. Any vent screens and/or crawl spaces are covered. Walkways are clear, safe, and are free of trip hazards.			
3. Exterior walls are free of major cracks and erosion, are weather and water tight, and paint is showing no signs of damage or deterioration.			
4. Roofs & Gutters: Roof (on each unit) appears to be in good repair and is water tight. Gutters and downspouts are properly maintained.			
5. Exterior lighting is in good working order. Light globes are in place covering exposed bulbs			
6. Any Exterior stairs, guardrails, landings, decks, balconies, treads, risers, and balusters are in good condition and free from visible structural defects or deterioration.			
7. Chimneys are in good condition and have spark arrestors (if required).			
8. Exterior doors open and shut properly, have proper weatherization, and locking mechanisms. Solid core doors between garage and dwelling are maintained and self closing.			
9. Window guards: All exterior window guards open and have approved lock and release mechanisms for emergency exit .			
10. Antennas, vents and similar projections or building accessories are in good condition and, when applicable, are properly secured to an exterior wall or roof.			
11. Accessory structures are in good condition.			
12. Peepholes are installed on entry doors when visitor is not visible from a window.			
13. Driveways, Parking Areas, Carports, and Garages are in good condition.			
14. Landscaping is properly maintained and is free of garbage, junk, debris, and animal feces.			
15. Garbage service must be maintained. Adequate refuse containers must be provided on site, stored out of public view, and kept in proper enclosures by the tenant or property owner.			
16. Fences and gates are properly maintained and are in working condition.			
17. Swimming pool water appears clear and clean. Pool gates and enclosures are in compliance.			
18. Windows can be opened and are equipped with working locking devices that are accessible from the interior. Windowpanes must be intact, unbroken, and not cracked. All windows in bedrooms or sliding glass doors must be operable and open completely for emergency exit. Windows have proper weatherization.			
19. Window screens , if installed, are in good condition			
20. Hot/Cold Running Water: Unit must have hot and cold running water.			

GENERAL & INTERIOR REQUIREMENTS: VERIFY COMPLIANCE	PASS	N/A	COMMENTS
21. Sewage System is functioning and clear of any surfacing sewage indoors or outdoors. Exterior cleanout lines are unobstructed and in good condition.			
22. Electrical Power: Unit(s) must have electrical power. All electrical outlets are functional and have cover plates. All overhead lighting is operational, in good repair, and secure. There are no exposed, spliced, or bare live wires. Use of extension cords or electrical adapters are not excessive.			
23. Electrical Panel: All breakers must be properly labeled and identified, no open slots or exposed wires. Electrical service panels, meters and enclosures must be properly maintained and weatherized.			
24. Any required GFCI' s in kitchens and bathrooms must be installed properly and in working condition.			
25. Smoke Alarms must be working and properly installed in each room used for sleeping, hallways leading to rooms used for sleeping, and in all levels including basements.			
26. Carbon Monoxide Alarms must be in good working condition, and properly installed at every level including basements.			
27. Heat: Unit must have a functioning adequate heating source. This excludes portable heating units. Electrical or gas heaters must function properly. Wood/gas fireplace must be properly vented and maintained. The vent pipes that serve gas heating appliances are properly installed and terminated above the roofline with vent caps (Direct vent heaters are exempt).			
28. Water heater works properly, supplies water at a minimum of 120 degrees F, and has a working pressure relief valve and approved drain line on the pressure relief valve. The water heater is properly strapped or secured.			
29. Infestations: Property is free of infestations that may cause health and safety issues or, if there is an infestation, it is being actively addressed in a timely manner.			
30. Mechanical: All mechanical equipment in the unit(s) must properly function including: appliances, venting systems, thermostats, and air conditioning unit (if provided).			
31. Plumbing: Unit(s) must have proper plumbing throughout the unit. Any sinks, toilets, bathtubs, or showers are free of leaks, and drain freely.			
32. Floors must not be in a defective or deteriorating condition that could cause a trip or fall hazard or impact sub-flooring. Sub –flooring must be in good condition without buckling or sagging which suggest structural defects. Floor coverings are free of trip hazards.			
33. Gas: Gas appliances (if furnished) are free of gaseous odors. Immediately report gas leaks or odors to PG&E 800-743- 5000. All gas lines must have shut off valves at the appliance connection. All service gas lines are free of leaks.			
34. Sinks, bathtubs, toilets, and/or shower surrounds are in good condition, drain properly, and are free of faucet or other types of leaks. Toilets sit secure, as well as any installed towel bars or accessories. Sinks, bathtubs, and/or shower surrounds are in good condition.			
35. No visible mold in the unit /dwelling			
IN ADDITION TO THE ABOVE BELOW ITEMS ARE REQUIRED FOR TRIPLEXES AND APARTMENTS ONLY			
	PASS	N/A	COMMENTS
36. Fire Extinguishers must be properly serviced, labeled, stored, and installed according to the State Fire and Safety Codes.			
37. Existing Fire Lanes must be clearly marked with signage or paint or both.			
38. All " EXIT " signs and exit lighting is in working order (if applicable). ALL exits are clear, including corridors & stairs, unobstructed all the way to public right of way.			
39. If applicable: If high-pressure gas boiler system (not water heater) is used, the boiler heating system is maintained and works properly.			
40. Storm drains are clear of debris and in good condition.			
41. Doors: Fire doors are operable and maintained to meet fire code requirements. Swinging entry doors are equipped with deadbolt locks and passage door locks with deadlocking latches. All locks work. (If applicable). Exterior solid core doors are maintained and self closing (if required).			
42. Business License: In accordance with SMC 5.08.030(22), a business license is required if having 3 or more rental units and/or properties.			