

Owner or Operator's At-a-Glance Guide to the Residential Rental Inspection Program. (RRIP)

1

Owners of single family or duplex rental properties will register each eligible property owned. Check with the City's Building Division to see if you qualify for an exemption.*

2

Owners or Operators will schedule an initial inspection with a City Inspector. Units that do not pass on the first inspection have the opportunity for a follow-up.

3

Upon passing an initial inspection or re-inspection, Owners or Operators will get a Certificate from the City.

4

Eligible properties will have the option of enrolling in the Self-Certification Program or receiving a City inspection every 3 years.

5

Properties enrolled in the Self-Certification Program will conduct annual inspections using an approved checklist and get a courtesy inspection once every five (5) years.

- Exemptions may apply to properties inspected by another governmental authority, mobile home parks, motel or hotel units, rooms rented in an owner-occupied house, or properties constructed within the past five (5) years.





WILL MY RENTAL BE AFFECTED?

SINGLE FAMILY HOUSES AND DUPLEXES

City parcels with Single Family or Duplex rentals will be required to register for the program. Some exemptions may apply.*

THREE (3) OR MORE UNITS

Most City parcels with 3 or more rental units are exempt from the program and are subject to regular Health and Safety inspections by the Arcata Fire District.

*EXEMPTIONS

Exemptions may apply to properties inspected by another governmental authority, mobile home parks, motel or hotel units, single rooms rented in an owner-occupied house, or properties constructed within the past five (5) years.

CONTACT US

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FOR TENANT RIGHTS, LAWS & PROTECTION IN CALIFORNIA

Check out:
<https://housing.ca.gov/>

Or
<https://www.courts.ca.gov/documents/California-Tenants-Guide.pdf>

RESIDENTIAL RENTAL INSPECTION PROGRAM (RRIP)



BUILDING DIVISION
Phone: (707)-825-5956

SAFE NEIGHBORHOODS

The purpose of this program is to proactively identify rental units that do not meet minimum Health and Safety standards and to ensure the rehabilitation of those units.

The City's intention is to preserve and enhance the quality of life for residents living in such rental units and the neighborhoods which host these structures.



HOW THE PROGRAM WORKS

Owners or Operators of non-exempt rental properties are required to register for the RRIP for each applicable property owned. The City will reach out to all non-owner-occupied residential properties based off of the latest information from the County Assessor's Office with a reminder to sign up.

After registration an inspection will be scheduled with a City inspector. If no serious violations are identified, the property will receive a certificate and qualify for the "Self-Certification Program"

Units enrolled in the Self-Certification Program will inspect their units annually using a checklist provided by the City. Owner/Operators will keep these checklists on file. The City will conduct a courtesy inspection every five (5) years for units enrolled in the Self-Certification Program. All other units will be subject to a City inspection every three (3) years.



FEES

- \$20 Annual Registration Fee (per Parcel)
- \$75 Inspection Fee (Properties not Enrolled in Self-Certification)
- \$40 Self-Certification Fee (Onetime Upon Enrollment)

TENANTS

Tenants can request an inspection from the City any time outside of the regular inspection schedule. The City shall not take any action that will penalize tenants or place tenants at risk of displacement without well documented due process and cause. This program is intended to supplement, not replace, established code enforcement policies.