

## **New Requirements for Westminster Landlords**

In December the City of Westminster expanded the rental property inspection program that has been in place since the fall of 1997. When adopted the purpose of the program was to prevent further deterioration of residential rental properties, particularly in southern areas of the community. The program consisted of systematic inspection of multi-family rental properties (those with more than 3 units). Other rental properties were inspected on a complaint basis. Individually-owned townhomes and condos were included in the inspection program in 2000. Units are inspected on a three-year cycle.

In order to establish a fee structure to offset the costs of the inspection program, the Westminster City Council established a licensing and registration program for rental properties in December 2010.

The new ordinance requires owners of rental properties (**defined as one property under common ownership consisting of more than three (3) units . . .**) to

- a. apply for a rental property license at the cost of \$50
- b. pay a \$40 inspection fee per unit for the regularly scheduled inspections

Owners of **rental dwellings which is defined as properties consisting of no more than 3 units** are required to register with the building Division. There is not fee for the registration and these properties do not fall under the inspection program.

The City also established a process by which it will obtain tenant consent for the inspection. If consent is not granted, a procedure was established for staff to obtain and executive a warrant to conduct the inspection.