



Proactive Rental Inspection Program (PRIP)

FAQ

FREQUENTLY ASKED QUESTIONS

What is PRIP?

PRIP stands for Proactive Inspection Program. It is designed to proactively identify and remediate rental housing that does not meet the City of Durham's Minimum Housing Code and related ordinances. The program consists of two components: designated area inspections and reasonable cause inspections.

- **Proactive** – A proactive inspection is an inspection that is initiated by Neighborhood Improvement Services' code enforcement division.
- **Designated area** - On March 5, 2012 the Durham City Council passed the Proactive Rental Inspection Program, which established the Designated Area for rental property inspections. All rental properties in the designated area will be scheduled for proactive inspections.
- **Reasonable cause** - PRIP also addresses reasonable cause inspections throughout the city. A reasonable cause inspection is conducted when:
 - A rental property with a history of three or more verified violations of the Minimum Housing Code or related ordinances within a 12-month period;
 - There has been a complaint that substandard conditions exist within the building or there has been a request that the building be inspected;
 - NIS has actual knowledge of an unsafe condition within the building; or
 - Violations of the Minimum Housing Code or related codes are visible from the outside of the property.

How does PRIP work?

City of Durham Code Enforcement Officers will conduct proactive inspections on rental properties that are located in the designated area and/or those properties that were found to have three or more verified violations of the Minimum Housing Code or related ordinances within a 12-month period (reasonable cause).

When will my property be inspected?

If your property is in the designated area you will be notified prior to a scheduled inspection. However, you may request an inspection at any time.

Can I request an inspection?

If you are a tenant and are concerned about possible Minimum Housing Code violations, you can request an inspection at any time, regardless of where you live in the City. If you are a rental property owner, you can request an inspection at any time and may want to consider the Self-Certification Program.

Is my rental property going to be inspected under the PRIP Program?

All rental properties in the designated area are subject to PRIP inspections. Inspections will begin in Priority Areas (see maps). Priority Areas are based on a history of a high number of resident requests for code violation investigations.

What is registration?

Registration means filing a registration form and registration fee payment with the Department of Neighborhood Improvement Services. Rental properties within the Durham city limits may be subject to registration in the PRIP.

Which rental properties need to be registered?

All property owners in the City of Durham who have a rental property with three or more Minimum Housing Code violations in the prior year will be required to register the property. If you are required to register your property, you will receive written notification from the Department of Neighborhood Improvement Services (NIS). To encourage code compliance, NIS is providing an initial grace period and an ongoing Incentive Program.

What is the initial grace period?

To provide rental property owners with time to remediate code enforcement violations before registration would be required, NIS is offering a one-time grace period. The term of the One-time Grace Period is April 1, 2012 until December 31, 2012. Owners of properties with three or more violations during the 12 month period prior to January 1, 2013 would be exempt from registration upon meeting the following conditions:

1. All violations are corrected on before the code enforcement maturity date; and
2. There are no additional housing code violations

What is the maturity date?

The code enforcement maturity date is the date by when housing code violations must be corrected pursuant to the *Finding of Facts* letter. For other ordinance violations the maturity date is pursuant to the *Notice of Violation* letter.

What is the Incentive Program?

Property owners with three or more violations during the 12 month period prior to January 1 of the next calendar year would be exempt from registration upon meeting the following conditions:

1. All violations are corrected on before the code enforcement maturity date; and
2. The owner or property manager attends a Landlord training class; and
3. There are no additional Minimum Housing Code violations

Is there a cost for an inspection?

There is no charge for the initial inspection or the first re-inspection of a property.

Is there a cost for Rental Registration?

The fee schedule for Rental Registration is as follows:

Property has two or less rental units: \$200.00 per year

Property has three or more rental units: \$400.00 per year