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# Neighborhood Improvement Services

Proactive Rental Inspection Program  
(PRIP)

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# PRIP Overview

Based on North Carolina General Statute 160A-424 “Periodic Inspections”, the City of Durham, through the Department of Neighborhood Improvement Services, has implemented a Proactive Rental Inspection Program (PRIP).

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## The PRIP will include:

- Reasonable Cause periodic inspections
- Designated Area periodic inspections
- A plan to help low-income rental property owners comply with the minimum housing code
- Registration of rental units by property owners with code violations
- Civil penalties for failure to register
- Self-certification for property owners who want a certificate of compliance

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# PRIP Program

## Reasonable Cause Inspections:

1. Owner has history of 3 or more violations within 12 months; OR
2. A complaint of substandard conditions in the building, or request for inspection; OR
3. Neighborhood Improvement Services has actual knowledge of unsafe conditions in the building; OR
4. Code violations visible from outside of property

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# PRIP Program

## Designated Area Inspections:

- Designated Area approved by council is based on a concentration of crime and code enforcement incidents.
- The designated area is 12 square miles.
- The area represents the highest concentration of crime and code enforcement in the City

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# PRIP Program

## Property Management Entrepreneurs Program:

1. Provides education and information to help low-income residential rental property owners comply with minimum housing code standards.
2. Will supplement the existing Landlord Training program

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# PRIP Program

## Rental Registration:

1. Owners with 3 or more violations in the prior year must register
2. Cost: \$200 for single family / duplex;  
\$400 for larger properties
3. Failure to register will result in civil penalties of \$300/month, maximum penalty of \$5000

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## Rental Registration (con't):

4. Grace period: provides owners until December 31, 2012 to comply without registration
5. Compliance Incentive: After grace period, provides owners an opportunity to comply without registration
  - a) All violations are corrected on/or before the code enforcement maturity date; and
  - b) Owner or property manager attends a landlord training class; and
  - c) There are no additional housing code violations



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## Self-Certification:

A voluntary program for rental property owners that are not subject to registration, Self-Certification offers rental property owners a three year certificate of compliance.

Property owners may participate in the Self-Certification Program if:

- a) The building has no Durham Minimum Housing Code violations; and
- b) There are no housing code liens against the building or owner; and
- c) The owner has no outstanding housing code civil penalties; and
- d) The owner or management company does not have a history of repeated housing code violations or of substantially substandard housing conditions on any property; and
- e) The owner or property manager participates in a Self-Certification training

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## Priority Areas To Start (areas represent 1 mile diameter)

Priority Area	Streets
1	Belt St @ Hopkins St
2	Bacon St @ Cooper St
3	Fayetteville St @ Price Ave
4	Cody St @ Hart St
5	Liggett St @ Fernway Ave
6	Carroll St @ W Lakewood Ave
7	W Markham @ Trinity Heights alley

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# Map of Priority Areas To Start:

