



RESIDENTIAL RENTAL PROPERTY INSPECTION PROGRAM

The City of Federal Heights passed an ordinance requiring all residential rental properties within the city to be registered and inspected once every four years. Properties constructed fewer than six years ago are exempt from inspections but still must be registered.

WHAT IS REQUIRED TO BE INSPECTED?

The purpose of the inspection is to identify and correct basic safety problems and exterior parking and landscaping. Typically inspections will identify the need for carbon monoxide detectors, leaks in heating systems, faulty electrical wiring and other maintenance items. Exterior items such as broken or missing stairs, unsafe handrails, damaged sewer services, missing or dead landscaping, and poorly maintained parking lots are also subject to inspection.

DOES AN OLDER UNIT OR BUILDING HAVE TO MEET CURRENT BUILDING CODES?

No. Inspections are not intended to bring properties into compliance with current building codes. Units will be inspected with consideration of the codes that were applicable at the time of construction and only to identify basic safety issues. For larger apartment complexes there may be existing approved landscape plans that would be subject to inspections.

IS THERE A FEE?

The City has obtained a grant to administer the program that covers the cost of the program without registration or initial inspection fees charged to landlords or property owners. Property owners that fail to correct inspection items in a timely manner may be subject to re-inspection or no-show fees.

IS THERE AN OPT-OUT PROVISION?

For units in buildings constructed in the last six years, registration is required however no inspections are required. Failure to register rental units within the city or failure to allow for inspections could result in citations to appear in Federal Heights Municipal Court.

WHAT TYPES OF UNITS ARE REQUIRED TO REGISTER?

The City's rental inspection ordinance applies to all types of residential units where rent is paid. These include apartments, houses, and mobile homes.

AM I SUBJECT TO THIS ORDINANCE IF I ALLOW A RELATIVE TO LIVE IN MY HOUSE RENT-FREE?

No. The ordinance only applies to those providing a living accommodation in exchange for a rental payment including cash or other item of value.

WHERE CAN I FIND THE ORDINANCE AND REQUIREMENTS FOR REGISTRATION AND INSPECTION?

The entire ordinance including requirements for registration and inspections can be found at the following link:

[City of Federal Heights Rental Housing Inspection Code](#)