

Rental Housing Inspection Program FAQ

Why is this program necessary?

The Rental Housing Inspection Program is designed to proactively identify rental properties, blighted, deteriorated and substandard rental housing stock and to ensure rehabilitation or elimination of such housing that does not meet minimum housing standards. These standards provide the community with a higher measure of living by addressing health and safety, as well as adherence to our City Codes and housing standards.

What defines “Rental Rental”?

Residential Rental dwelling unit is defined as a “*dwelling unit not occupied by the owner thereof, but is occupied or capable of being occupied by on (1) or more persons for use as a home, residence or sleeping place.*” (Ordinance, 2015-2056 Residential Rental Housing Exterior Inspection Program) property owner.

Who is responsible for registering the property and purchasing a Residential Rental Permit?

The property owner is responsible for registering the property and purchasing the residential rental permit.

Is there a fee charged for registration and inspection?

There is a \$35 Residential Rental Permit fee, paid annually and is consistent for all properties. There is no charge for the exterior inspection.

How often will the inspections take place?

Inspections will be conducted every three years

How will the order of inspections be determined?

The City has been divided into three districts. One district will be completed before moving on to the next.

Is the property owner required to be present during the inspection?

No. Since these are external inspections, it is not necessary for the owner to be present.

Will the property owner receive documentation of the inspection results?

No. If the inspector notes there are items in disrepair, or there is no current Residential Rental Permit on file, you will be notified to make corrections.

How do I obtain a Residential Rental Permit?

Property owners must obtain a Residential Rental Permit annually (valid from January – December) for \$35 per property. You may download and print the Residential Rental Permit application from our website or obtain a copy in-person at City Hall, 5919 Main St., New Port Richey, FL 34652, on the first floor, in our Billing & Collection Department. Applications and payments may also be sent to City Hall. Our apologies, but we are unable to accept online payments at this time.