



City of Hayward Residential Rental Inspection Program

Residential Rental Inspection Program

In 1989, the City Council adopted an ordinance establishing a mandatory Residential Rental Inspection Program (RRIP). The establishment of this Program was an overall effort to maintain properties throughout the City of Hayward. The goal of the program is to encourage the conservation of Rental Housing units, to improve the physical environment, and to protect the health and safety of our citizens. In April 2003, the City of Hayward revised the Program in an effort to focus attention on rental housing units in higher density areas. Inspections in these areas generally occur approximately every 3.5 years or less. Properties outside of the Focus Areas are inspected less often unless the City receives a complaint on the property.

Complaints

Complaints regarding possible code violations not addressed by the property owner will result in a mandatory inspection. For more specific information regarding complaint policies and procedures, please call us at 510-583-4142.

What is covered by the Residential Rental Inspection Program?

Most non-owner occupied homes and all rental units--single family homes, duplexes, apartments, condominiums, motels and hotels are covered. Section 8 units are also subject to inspection.

What are the costs to the property owner?

The fee for the initial inspection of a duplex and multi-family units is \$265, plus \$26 for each unit in which a violation is found. The fee for progress checks is on a sliding scale and ranges from the base fee of \$63 - \$150, plus \$52 per unit, not including penalty fees. The cost for the initial inspection and each progress check of single-family houses, condominiums or townhouses is \$265 per site visit. However, if no violations are noted, or if violations are found during the initial inspection and are corrected by the first scheduled progress check (typically 30 days), no fee will be charged for the progress check. To minimize undue delays in compliance, penalty fees ranging from \$200-\$1,000 will be assessed if the property owner does not correct the violations in a timely manner. Additionally, fees may be charged if access to the unit(s) is not granted.



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What is inspected?

Rental units, common areas and accessory structures are inspected for compliance with Building, Plumbing, Mechanical, Electrical and Housing Codes, including but not limited to such items as:

Building Code Items

- Balcony, deck, roof, or stairway defects
- Significant dry rot
- Deteriorated or damaged shower wall or subfloor
- Improperly modified or damaged fire safety walls, doors or windows
- Illegal construction or use of premises

Plumbing and Mechanical Code Items

- Improperly installed or missing water heater drain line
- Inadequate combustion air supply to water or wall heater
- Gas leak
- Use of plastic drain, waste or vent lines
- Defective wall heater or water heater valve handle

Electrical Code Items

- Unsafe wiring
- Ungrounded or defective receptacles or switches
- Circuit breaker or sub-panel defects
- Missing or improper fuses or spacers
- Defective range top, burner or oven

Housing Code Items

- Illegal storage of hazardous materials or liquids
- Inoperable exhaust fan
- Severely deteriorated exterior paint or siding
- Missing or defective smoke detector
- Insect or rodent infestation
- Broken window or door

What is the timeframe for correcting violations?

Time for correction of violations ranges from 30-45 days, depending on the number and nature of the violations. Extensions may be allowed for significant progress; however, penalty charges could be assessed for not correcting the violations within the initial 30-45 days. Imminent hazards must be corrected within seven days or less. Citations may be issued, fees assessed or abatement procedures initiated in cases of uninhabitable homes and/or lack of good faith compliance. All enforcement costs will be billed to the owner.



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Examples of items that are not Code Violations

Below are items that are not code violations:

- Missing or defective light bulbs, except where located in exterior common areas, corridors or areas controlled by house meters
- Worn carpets or other floor coverings, except when there is a tripping hazard
- Deteriorated tub, lavatory or kitchen caulking or grout, except when water damage is evident
- Items stored or left on landings, exit balconies or in stairwells, e.g., toys, plants (recommend owner or manager establish and enforce rule prohibiting this practice)
- Storage of possessions (not permitted in water heater room)
- Deteriorated interior painting
- Noisy bathroom or kitchen vent fan
- Dirty range hood or vent fan
- Cracking of interior wall joint, except when integrity of wall is compromised
- Deteriorated interior cabinetry or wood trim
- Mold or mildew in tub or shower areas or on window areas, except if window or fan is inoperable or wall is damp

City of Hayward
Residential Rental Inspection Program
777 B Street
Hayward, CA 94541
(510) 583-4142
Hours: Monday - Friday
8:00 am - 5:00 pm

*Please note: Permit Center closed
Friday 12:00 pm - 5:00 pm*