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RAYAC'S POLICY STATEMENT ON RENTAL PROPERTY INSPECTIONS AND LICENSING

Over the past few years, many municipalities have considered and/or adopted rental property inspection programs. While the intent of these local ordinances is to ensure the safety of residents within the municipality, these inspection ordinances place an undue burden on rental property owners, and, therefore, the renters themselves.

RAYAC believes that rental property owners offer a much needed service by providing housing to citizens who, either by choice or other circumstances, may not want or be able to purchase a home. RAYAC believes the majority of investment property owners provide safe, quality, and affordable housing options, and maintain their properties in a responsible manner.

Furthermore, mandating rental property inspections is an excessive infringement on the private property rights of a single class of property owners. Many municipalities already have enacted comprehensive building and property maintenance codes. Townships and boroughs should work to enforce these existing codes on all properties to ensure that all residents, not just renters, live in safe and healthy conditions.

RAYAC opposes regulations that subject property owners to onerous governmental inspection, registration or licensure requirements which hinder affordable housing opportunities by discouraging investment in rental properties in a community.

RAYAC believes that if rental unit inspections are to be required, they should be conducted for all properties on a systematic basis utilizing criteria that are standardized, well-publicized and limited to true health and safety issues only. Rental inspection ordinances that are enforced solely at the point of transfer, or re-renting, do little to promote health, safety and welfare of all citizens.

RAYAC believes rental property owners who do not maintain their property in accordance with existing regulations should be held accountable and prosecuted to the fullest extent of the law, just as owner-occupied homeowners should be held accountable to existing regulations.

RAYAC supports working with local municipalities to draft ordinances to ensure the health, safety and welfare of all residents and property owners. RAYAC believes that municipalities can enact legislation to ensure resident safety while not placing an undue burden on a select portion of the population.

Adopted by RAYAC's Board of Directors on 8/14/08