

## Attachment 1: Regulatory Regimes That Apply to the Majority of Rental Properties in a Jurisdiction

Licensing			
Jurisdiction	Scope	Requirements	Fee
Annapolis, Maryland <i>Rental Operating License</i>	<ul style="list-style-type: none"> <li>- Single family dwelling, two family dwelling, multi family dwelling, apartment hotel, hotel</li> <li>- Short term rentals (6 months or less) are licensed under the <i>Short-Term Rental Unit Operating License</i></li> </ul>	<ul style="list-style-type: none"> <li>- Description of rental property (address, type , number of units)</li> <li>- Owner and agent contact information</li> <li>- Property may be inspected</li> <li>- Written lease agreement required</li> </ul>	- \$100 application fee
Baltimore, Maryland <i>Licensing of Multiple-Family Dwellings and Rooming Houses</i>	<ul style="list-style-type: none"> <li>- Multiple-family dwellings (5 or more units)</li> <li>- Rooming houses (includes hotel, motel or boarding house)</li> </ul>	<ul style="list-style-type: none"> <li>- Registration of rental property</li> <li>- Annual inspection</li> <li>- Lead paint certification</li> </ul>	- \$35 per dwelling unit plus \$25 per rooming unit annually
Boulder, Colorado <i>Rental Housing License</i>	- All rental properties	<ul style="list-style-type: none"> <li>- Description of rental property (address, property type and number of units)</li> <li>- Owner and local agent contact information</li> <li>- Property inspection (by private licensed inspector)</li> </ul>	- \$70 per single dwelling unit or \$70 per building for multi-unit buildings
Minneapolis, Minnesota <i>Residential Rental Licensing</i>	<ul style="list-style-type: none"> <li>- Every rental dwelling</li> <li>- Includes single-family rental dwellings and rental units in owner-occupied duplexes, rooming and shared-bath units (unless in a licensed lodging house), and rental units in condominiums, townhomes and cooperatives</li> <li>- Exemption: new construction</li> </ul>	<ul style="list-style-type: none"> <li>- Description of rental property (address, property type and number of units)</li> <li>- Owner and agent contact information</li> <li>- Property inspection</li> <li>- Post 311 poster and rental licence certificate on premises</li> </ul>	- \$69 for the first rental dwelling unit, \$19 for each additional unit in the same building, annually
Philadelphia, Pennsylvania <i>Housing Inspection License</i>	<ul style="list-style-type: none"> <li>- One-family dwelling, two-family dwelling (duplex), dwelling of three or more units (includes rental, cooperative and condominium), rooming house, dormitory, hotel</li> </ul>	<ul style="list-style-type: none"> <li>- Description of rental property (address)</li> <li>- Owner contact information</li> <li>- Must also have Commercial Activity License (lifetime licence)</li> <li>- Business income and Receipts Tax Number</li> <li>- Zoning approval (if applicable)</li> <li>- Self-certification (copy must be provided to tenant)</li> <li>- Designated managing agent located in Philadelphia (if applicable)</li> <li>- Provide tenant with information handbook</li> </ul>	- \$50 per unit
United Kingdom	- A local housing authority may apply to selectively license an area in their	- The local authority must first consider alternatives to licensing	- Fees vary

<i>Selective Licensing</i>	<p>jurisdiction</p> <ul style="list-style-type: none"> <li>- Applies to private landlords</li> <li>- Houses in multiple occupation are licensed under the <i>Houses in Multiple Occupation Licence</i></li> </ul>	<ul style="list-style-type: none"> <li>- Area must have low housing demand and/or be experiencing "anti-social behaviour" (i.e. crime, nuisance, waste, etc.)</li> <li>- Landlord must be a "fit and proper person" as defined in the Housing Act 2004</li> </ul>	
Washington, DC <i>Apartment License</i>	<ul style="list-style-type: none"> <li>- Rental properties with three or more units</li> </ul>	<ul style="list-style-type: none"> <li>- Certificate of occupancy</li> <li>- Complete Basic Business License application</li> </ul>	<ul style="list-style-type: none"> <li>- 3-5 units: \$167.00</li> <li>- 6-25 units: \$208.00</li> <li>- 26+ units: \$208.00 and an additional \$130 for every 25 units or fraction thereof</li> <li>- Licence duration: 2 years</li> </ul>
Vancouver, British Columbia <i>Rental Property Business Licence</i>	<ul style="list-style-type: none"> <li>- Apartment house, apartment house strata, duplex, laneway housing, multiple dwelling, one family dwelling, pre-1956 dwelling, residential/commercial dwelling and secondary suite</li> <li>- Exemptions: homestay or maximum of two boarders in a residence</li> </ul>	<ul style="list-style-type: none"> <li>- Description of rental property (address, type and number of units)</li> <li>- Owner and agent contact information</li> </ul>	<ul style="list-style-type: none"> <li>- \$31 per sleeping unit annually</li> <li>- \$66 per dwelling unit (apartment building) annually</li> <li>- \$64 per dwelling unit (other building types) annually</li> </ul>
Victoria, British Columbia <i>Property Business Licence</i>	<ul style="list-style-type: none"> <li>- Apartment, rooming house, boarding house, single family dwelling, other</li> </ul>	<ul style="list-style-type: none"> <li>- Description of rental property (address, type, number of units)</li> <li>- Owner and agent contact information</li> </ul>	<ul style="list-style-type: none"> <li>- \$5 per unit for single rooms</li> <li>- \$10 per unit for bachelor suites</li> <li>- \$15 per unit for one bedroom suites</li> <li>- \$20 per unit for two bedroom suites</li> <li>- \$25 per unit for three bedroom suites</li> </ul>

<b>Mandatory Registration</b>			
<b>Jurisdiction</b>	<b>Scope</b>	<b>Requirements</b>	<b>Fee</b>
Arizona <i>Residential Rental Property Registration</i>	<ul style="list-style-type: none"> <li>- All residential rental properties</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and local agent (if applicable)</li> <li>- Description of properties (address, type, number of units, year built)</li> <li>- Property violations are dealt with by the local municipality</li> </ul>	<ul style="list-style-type: none"> <li>- \$10 for initial registration</li> <li>- \$10 for change of information</li> </ul>
Baltimore, Maryland <i>Property Registration</i>  Note: Maryland's Reduction of Lead Risk in Housing law requires owners of rental properties built before 1978 to register their units	<ul style="list-style-type: none"> <li>- All non-owner occupied dwelling units</li> <li>- Applies to dwellings whether occupied or vacant, producing revenue or not producing revenue, habitable or not habitable</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and manager (if applicable)</li> <li>- Description of rental properties (address, type, number of units)</li> <li>- Compliance with lead poisoning prevention laws</li> </ul>	<ul style="list-style-type: none"> <li>- \$30 per dwelling unit to a maximum of \$5,000 per owner annually</li> <li>- Some dwellings are exempt from fees</li> </ul>

<p>Boston, Massachusetts</p> <p><i>Rental Registration and Inspection Program</i></p>	<ul style="list-style-type: none"> <li>- All privately owned rental properties not occupied by the owner</li> <li>- Also applies to units that are vacant or not producing revenue</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and local agent (if applicable)</li> <li>- Description of rental properties (address, type, number of units)</li> <li>- Attestation that owner will comply with applicable rules and regulations</li> <li>- Property inspections every five years</li> </ul>	<ul style="list-style-type: none"> <li>- Application fee: \$25 per unit, capped at \$2,500 maximum per building and \$5,000 per complex</li> <li>- Renewal fee: \$15 per unit annually</li> </ul>
<p>Dallas, Texas</p> <p><i>Multi-Tenanted Registration Program</i></p>	<ul style="list-style-type: none"> <li>- All multi-tenanted properties (whether occupied or not)</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and manager (if applicable)</li> <li>- Description of rental property (address, type and number of dwellings)</li> <li>- Certificate of registration posted on premises</li> <li>- Inspection at least once every three years</li> </ul>	<ul style="list-style-type: none"> <li>- \$10 per unit</li> </ul>
<p>Houston, Texas</p> <p><i>Multi-Family Habitability Ordinance</i></p>	<ul style="list-style-type: none"> <li>- Three or more unit multi-tenant homes, non-owner occupied</li> <li>- Exemption: duplexes and single family residences (addressed by the Department of Neighborhoods)</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner</li> <li>- Description of rental property (address)</li> <li>- Inspection (\$4 per unit or \$100 total, whichever is greater)</li> <li>- Properties of ten or more units are also required to register with the police department</li> </ul>	<ul style="list-style-type: none"> <li>- Free (though there is a fee for inspection)</li> </ul>
<p>Kansas City, Missouri</p> <p><i>Rental Property Registration</i></p>	<ul style="list-style-type: none"> <li>- All rental properties</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner</li> <li>- Description of rental property (address)</li> </ul>	<ul style="list-style-type: none"> <li>- Unknown</li> </ul>
<p>Los Angeles, California</p> <p><i>Systematic Code Enforcement Program</i></p>	<ul style="list-style-type: none"> <li>- All rental properties with two or more occupied units</li> </ul>	<ul style="list-style-type: none"> <li>- Complete online registration</li> <li>- Inspections once every three years, problem properties inspected more frequently</li> </ul>	<ul style="list-style-type: none"> <li>- \$43.32 per unit annually</li> </ul>
<p>New Jersey</p> <p><i>Landlord Identity Registration</i></p>	<ul style="list-style-type: none"> <li>- All landlords of rental dwellings</li> <li>- Exemption: owner-occupied properties with two or fewer rental units</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of landlord and managing agent or other staff (if applicable), a copy must also be shared with tenants</li> <li>- Provide tenant with information handbook</li> </ul>	<ul style="list-style-type: none"> <li>- Fees vary</li> </ul>
<p>New York City, New York</p> <p><i>Property Registration</i></p>	<ul style="list-style-type: none"> <li>- Multiple dwellings (3+ residential units), which includes hotels, condominiums and cooperatives</li> <li>- Private dwellings (1-2 residential units) where not</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner</li> <li>- Description of rental property (address)</li> </ul>	<ul style="list-style-type: none"> <li>- \$13 annually</li> </ul>

	owner-occupied		
Pittsburgh, Pennsylvania <i>Rental Inspection Program</i>	<ul style="list-style-type: none"> <li>- All residential rental properties</li> <li>- Exemptions: owner-occupied units, fully subsidized units, or new construction (for first five years)</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and emergency contact (if applicable)</li> <li>- Description of properties (address, type, number of units)</li> <li>- Property inspections</li> <li>- Properties without violations may self-certify (periodic inspections may occur)</li> <li>- Buildings with four or more units must post manager's contact info</li> </ul>	<ul style="list-style-type: none"> <li>- \$94 and \$8 per additional units over four, annually</li> </ul>
Portland, Oregon <i>Business License Tax Registration</i>	<ul style="list-style-type: none"> <li>- All businesses are required to register, including rental properties</li> </ul>	<ul style="list-style-type: none"> <li>- Property owner contact information</li> <li>- Description of property (address and number of units)</li> </ul>	<ul style="list-style-type: none"> <li>- No payment due with registration</li> </ul>
Raleigh, North Carolina <i>Rental Dwelling Registration</i>	<ul style="list-style-type: none"> <li>- Single and multi-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner and property manager (if applicable)</li> <li>- Description of rental properties (addresses)</li> </ul>	<ul style="list-style-type: none"> <li>- 3 units or less: \$15 annually</li> <li>- 4-19 units: \$25 annually</li> <li>- 20+ units: \$50 annually</li> </ul>
Sacramento, California <i>Rental Housing Inspection Program Registration</i>	<ul style="list-style-type: none"> <li>- All rental properties</li> <li>- Exemptions: Properties less than five years old, properties regularly inspected by another agency</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner or local contact representative (if applicable)</li> <li>- Description of rental properties (address, number of units)</li> <li>- Inspection (\$127 fee)</li> <li>- Annual re-inspections for properties with violations found on initial inspection and not remedied within 30 days (\$127 fee)</li> <li>- Annual self-certification checklist for properties with no violations or violations remedied in 30-day period</li> <li>- Random inspections of 10% of self-certified properties</li> <li>- Provide new tenants with information sheet on their rights and responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>- \$16 per rental housing unit</li> </ul>
San Francisco, California <i>Business Registration</i>	<ul style="list-style-type: none"> <li>- All business must register, including rental services</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property owner</li> <li>- Description of rental properties (address, number of units)</li> <li>- Registration certificate must be displayed on site</li> </ul>	<ul style="list-style-type: none"> <li>- Fee based on anticipated payroll expense</li> </ul>
Seattle, Washington	<ul style="list-style-type: none"> <li>- All rental housing units</li> <li>- Registration introduced on</li> </ul>	<ul style="list-style-type: none"> <li>- Name and contact information of property</li> </ul>	<ul style="list-style-type: none"> <li>- \$175 per property (and first unit) plus \$2 for each</li> </ul>

<i>Rental Registration and Inspection</i>	a schedule, beginning with properties with ten or more units, all properties to be registered by 2016 - Exemptions: Commercial lodgings, government housing, etc.	owner and tenant contact for repairs (if applicable) - Description of rental properties (address, type, number of units) - Declaration of compliance with applicable regulations - Inspections at least once every ten years (owner must hire qualified inspector or City inspector) - Random inspections also performed	additional unit - Must be renewed every five years
Scotland <i>Landlord Registration</i>	- Anyone who owns residential rental property in Scotland - Some exemptions are granted based on property type, not on person (i.e. properties owned by the local authority, owner-occupied properties with two or fewer tenants, etc.)	- Name and contact information of property owner and agent (if applicable) - Description of rental property (address) - Landlord must be a "fit and proper person" as defined in the Housing Act 2004	- Principal fee of £55 plus £11 for each property registered

<b>Voluntary Accreditation</b>				
<b>Jurisdiction</b>	<b>Scope</b>	<b>Requirements</b>	<b>Administration</b>	<b>Incentives</b>
London, England <i>London Rental Standard</i>	- All residential rental properties	- Participate in one-day training session - Abide by code of conduct - Be a fit and proper person as defined by the Housing Act 2004 - Commit to continuing professional development	- Standards set by the municipality - Accreditation done by existing accreditation organizations (industry)	- Use of London Rental Standard badge in advertising
Scotland <i>Landlord Accreditation Scotland (LAS)</i>	- All residential rental properties	- Completion of self-certification checklist - A proportion of properties will also be inspected by LAS (industry)	- Standards set by industry - Accreditation done by LAS (industry)	- Access to LAS rental listing service - Training courses and information sessions