

LS11.4 - Attachment

ATTACHMENT I: JURISDICTIONAL SCAN OF REGULATORY REGIMES FOR MULTI-RESIDENTIAL RENTAL PROPERTIES

Jurisdiction	Scope	Requirements	Fee
Pittsburgh, Pennsylvania <i>Rental Inspection Program</i>	<ul style="list-style-type: none"> - All residential rental properties - Exemptions: owner-occupied units, fully subsidized units, or new construction (for first five years) 	<ul style="list-style-type: none"> - Name and contact information of property owner and emergency contact (if applicable) - Description of properties (address, type, number of units) - Property inspections - Properties without past violations may self-certify (periodic inspections may occur) - Buildings with four or more units must post manager's contact info 	<ul style="list-style-type: none"> - \$94 and \$8 per additional units over four, annually
Annapolis, Maryland <i>Rental Operating License</i>	<ul style="list-style-type: none"> - Single family dwelling, two family dwelling, multi family dwelling, apartment hotel, hotel - Short term rentals (6 months or less) are licensed under the <i>Short-Term Rental Unit Operating License</i> 	<ul style="list-style-type: none"> - Description of rental property (address, type, number of units) - Owner and agent contact information - Property may be inspected - Written lease agreement required 	<ul style="list-style-type: none"> - \$100 application fee
Arizona <i>Residential Rental Property Registration</i>	<ul style="list-style-type: none"> - All residential rental properties 	<ul style="list-style-type: none"> - Name and contact information of property owner and local agent (if applicable) - Description of properties (address, type, number of units, year built) - Property violations are dealt with by the local municipality 	<ul style="list-style-type: none"> - \$10 for initial registration - \$10 for change of information
Baltimore, Maryland <i>Licensing of Multiple-Family Dwellings and Rooming Houses</i>	<ul style="list-style-type: none"> - Multiple-family dwellings (5 or more units) - Rooming houses (includes hotel, motel or boarding house) 	<ul style="list-style-type: none"> - Registration of rental property - Annual inspection - Lead paint certification 	<ul style="list-style-type: none"> - \$35 per dwelling unit plus \$25 per rooming unit annually
Baltimore, Maryland <i>Property Registration</i>	<ul style="list-style-type: none"> - All non-owner occupied dwelling units - Applies to dwellings whether occupied or vacant, producing 	<ul style="list-style-type: none"> - Name and contact information of property owner and manager (if 	<ul style="list-style-type: none"> - \$30 per dwelling unit to a maximum of \$5,000 per owner annually

	revenue or not producing revenue, habitable or not habitable	applicable) - Description of rental properties (address, type, number of units) - Compliance with lead poisoning prevention laws	- Some dwelling types are exempt from fees
Boston, Massachusetts <i>Rental Registration and Inspection Program</i>	- All privately owned rental properties not occupied by the owner - Also applies to units that are vacant or not producing revenue	- Name and contact information of property owner and local agent (if applicable) - Description of rental properties (address, type, number of units) - Attestation that owner will comply with applicable rules and regulations - Property inspections every five years	- Application fee: \$25 per unit, capped at \$2,500 maximum per building and \$5,000 per complex - Renewal fee: \$15 per unit annually
Boulder, Colorado <i>Rental Housing License</i>	- All rental properties	- Description of rental property (address, property type and number of units) - Owner and local agent contact information - Property inspection (by private licensed inspector)	- \$70 per single dwelling unit or \$70 per building for multi-unit buildings
Buffalo, New York <i>Rental Registration</i>	- All single and two-family homes, some three family homes and mixed-use dwellings that are not owner-occupied	- Name and contact information of property owner and local agent (if applicable)	- \$10 for single family home annually - \$20 for double family home annually
Dallas, Texas <i>Non-Owner Occupied Rental Program</i>	- Single or multi-tenant homes where non-owner occupied - Properties with three or more units at a multi-tenant structure register under the <i>Multi-Tenant Registration Program</i>	- Name and contact information for property owner and property manager (if applicable) - Description of rental property (address)	- \$25 per rental property annually - No renewal fee for properties with no violations during the previous registration cycle
Dallas, Texas <i>Multi-Tenanted Registration Program</i>	- All multi-tenanted properties (whether occupied or not)	- Name and contact information of property owner and manager (if applicable) - Description of rental	- \$10 per unit

		<p>property (address, type and number of dwellings)</p> <ul style="list-style-type: none"> - Certificate of registration posted on premises - Inspection at least once every three years 	
<p>Edmonton, Alberta</p> <p><i>Rental Accommodation Business Licence for Congregate Living</i></p>	<ul style="list-style-type: none"> - Applies to congregate living (four or more unrelated individuals occupy sleeping units in a building with shared access to cooking, laundry, or sanitary facilities) 	<ul style="list-style-type: none"> - Description of rental property (address, type and number of units) - Owner and agent contact information - Staff details (if applicable) - Resident information - Site and floor plan - Fire inspection 	<ul style="list-style-type: none"> - \$218 annually
<p>Houston, Texas</p> <p><i>Multi-Family Habitability Ordinance</i></p>	<ul style="list-style-type: none"> - Three or more unit multi-tenant homes, non-owner occupied - Exemption: duplexes and single family residences (addressed by the Department of Neighborhoods) 	<ul style="list-style-type: none"> - Name and contact information of property owner - Description of rental property (address) - Inspection (\$4 per unit or \$100 total, whichever is greater) - Properties of ten or more units are also required to register with the police department 	<ul style="list-style-type: none"> - Free (though there is a fee for inspection)
<p>Kansas City, Missouri</p> <p><i>Rental Property Registration</i></p>	<ul style="list-style-type: none"> - All rental properties 	<ul style="list-style-type: none"> - Name and contact information of property owner - Description of rental property (address) 	<ul style="list-style-type: none"> - Unknown
<p>London, Ontario</p> <p><i>Residential Rental Units Licence</i></p>	<ul style="list-style-type: none"> - Properties of 4 units or less and converted dwellings - Exemptions: apartment and townhouse buildings 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of property (address, type, number of units) - Completion of self-certification checklist (may result in property standards inspection) - Random exterior inspection (if not inspected at time of application) - Fire inspection 	<ul style="list-style-type: none"> - \$55 per property annually

Los Angeles, California <i>Systematic Code Enforcement Program</i>	<ul style="list-style-type: none"> - All rental properties with two or more occupied units 	<ul style="list-style-type: none"> - Complete online registration - Inspections once every three years, problem properties inspected more frequently 	<ul style="list-style-type: none"> - \$43.32 per unit annually
Minneapolis, Minnesota <i>Residential Rental Licensing</i>	<ul style="list-style-type: none"> - Every rental dwelling - 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 - Exemption: new construction 	<ul style="list-style-type: none"> - Description of rental property (address, property type and number of units) - Owner and agent contact information - Property inspection - Post 311 poster and rental licence certificate on premises 	<ul style="list-style-type: none"> - \$69 for the first rental dwelling unit, \$19 for each additional unit in the same building, annually
New Jersey <i>Landlord Identity Registration</i>	<ul style="list-style-type: none"> - All landlords of rental dwellings - Exemption: owner-occupied properties with two or fewer rental units 	<ul style="list-style-type: none"> - Name and contact information of landlord and managing agent or other staff (if applicable), a copy must also be shared with tenants - Provide tenant with information handbook 	<ul style="list-style-type: none"> - Fees vary
New York City, New York <i>Property Registration</i>	<ul style="list-style-type: none"> - Multiple dwellings (3+ residential units), which includes hotels, condominiums and cooperatives - Private dwellings (1-2 residential units) where not owner-occupied 	<ul style="list-style-type: none"> - Name and contact information of property owner - Description of rental property (address) 	<ul style="list-style-type: none"> - \$13 annually
North Bay, Ontario <i>Residential Rental Housing Licence</i>	<ul style="list-style-type: none"> - All properties with 3-5 bedrooms - Currently applies to a designated geographic area (will apply to entire municipality in 2016) - Exemptions: Owner-occupied dwelling with 2 or fewer renters 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of rental property (address, type, number of units) - Inspections (property standards and electrical) - Rental insurance - Copy of transfer/deed - Copy of written leases - Parking and floor plans - Lot maintenance plan - Copy of licence on premises 	<ul style="list-style-type: none"> - \$300 per rental unit (includes the cost of inspections)

<p>Oshawa, Ontario</p> <p><i>Residential Rental Housing Licence</i></p>	<ul style="list-style-type: none"> - Rental properties in the vicinity of Durham College and the University of Ontario Institute of Technology - Properties cannot have more than four bedrooms for rent (or five in Simcoe Street Corridor) and there are restrictions on the percentage of floor area that may be comprised of bedrooms 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of property (address, type and number of units) - Property inspections (property standards, fire and electrical) - Certificate of insurance - Copy of transfer/deed - Written lease - Parking and floor plans - Maintenance plan 	<ul style="list-style-type: none"> - \$500 application fee per property - \$360 renewal fee (\$500 if submitted less than 60 days before license expires)
<p>Philadelphia, Pennsylvania</p> <p><i>Housing Inspection License</i></p>	<ul style="list-style-type: none"> - One-family dwelling, two-family dwelling (duplex), dwelling of three or more units (includes rental, cooperative and condominium), rooming house, dormitory, hotel 	<ul style="list-style-type: none"> - Description of rental property (address) - Owner contact information - Must also have Commercial Activity License (lifetime licence) - Business income and Receipts Tax Number - Zoning approval (if applicable) - Self-certification (copy must be provided to tenant) - Designated managing agent located in Philadelphia (if applicable) - Provide tenant with information handbook 	<ul style="list-style-type: none"> - \$50 per unit
<p>Portland, Oregon</p> <p><i>Business License Tax Registration</i></p>	<ul style="list-style-type: none"> - All businesses are required to register, including rental properties 	<ul style="list-style-type: none"> - Property owner contact information - Description of property (address and number of units) 	<ul style="list-style-type: none"> - No payment due with registration
<p>Raleigh, North Carolina</p> <p><i>Rental Dwelling Registration</i></p>	<ul style="list-style-type: none"> - Single and multi-family dwellings 	<ul style="list-style-type: none"> - Name and contact information of property owner and property manager (if applicable) - Description of rental properties (addresses) 	<ul style="list-style-type: none"> - 3 units or less: \$15 annually - 4-19 units: \$25 annually - 20+ units: \$50 annually
<p>Sacramento, California</p>	<ul style="list-style-type: none"> - All rental properties 	<ul style="list-style-type: none"> - Name and contact 	<ul style="list-style-type: none"> - \$16 per rental

<p><i>Rental Housing Inspection Program Registration</i></p>	<p>- Exemptions: Properties less than five years old, properties regularly inspected by another agency</p>	<p>information of property owner or local contact representative (if applicable) - Description of rental properties (address, number of units) - Inspection (\$127 fee) - Annual re-inspections for properties with violations found on initial inspection and not remedied within 30 days (\$127 fee) - Annual self-certification checklist for properties with no violations or violations remedied in 30-day period - Random inspections of 10% of self-certified properties - Provide new tenants with information sheet on their rights and responsibilities</p>	<p>housing unit</p>
<p>San Francisco, California <i>Business Registration</i></p>	<p>- All business must register, including rental services</p>	<p>- Name and contact information of property owner - Description of rental properties (address, number of units) - Registration certificate must be displayed on site</p>	<p>- Fee based on anticipated payroll expense</p>
<p>Scotland <i>Landlord Registration</i></p>	<p>- 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.)</p>	<p>- 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</p>	<p>- Principal fee of £55 plus £11 for each property registered</p>
<p>Seattle, Washington <i>Rental Registration and Inspection</i></p>	<p>- All rental housing units - Registration introduced on a schedule, beginning with properties with ten or more units, all properties to be registered by 2016</p>	<p>- Name and contact information of property owner and tenant contact for repairs (if applicable) - Description of rental</p>	<p>- \$175 per property (and first unit) plus \$2 for each additional unit - Must be renewed every five years</p>

	<ul style="list-style-type: none"> - Exemptions: Commercial lodgings, government housing, etc. 	<ul style="list-style-type: none"> 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 	
<p>Syracuse, New York</p> <p><i>Rental Registry Certificate</i></p>	<ul style="list-style-type: none"> - One or two-family non-owner occupied dwelling 	<ul style="list-style-type: none"> - Name and contact information of property owner and local agent (if applicable) - Description of rental property (address, type, number of units) - Complete affidavit of compliance - Exterior inspection - Have no open cases with the Division of Code Enforcement or nuisance cases 	<ul style="list-style-type: none"> - \$150 - No fee for properties in a Special Neighbourhood District
<p>United Kingdom</p> <p><i>Selective Licensing</i></p>	<ul style="list-style-type: none"> - A local housing authority may apply to selectively license an area in their jurisdiction - Applies to private landlords - Houses in multiple occupation are licensed under the <i>Houses in Multiple Occupation Licence</i> 	<ul style="list-style-type: none"> - The local authority must first consider alternatives to licensing - Area must have low housing demand and/or be experiencing “anti-social behaviour” (i.e. crime, nuisance, waste, etc.) - Landlord must be a “fit and proper person” as defined in the Housing Act 2004 	<ul style="list-style-type: none"> - Fees vary
<p>Vancouver, British Columbia</p> <p><i>Rental Property Business Licence</i></p>	<ul style="list-style-type: none"> - Apartment house, apartment house strata, duplex, laneway housing, multiple dwelling, one family dwelling, pre-1956 dwelling, residential/commercial dwelling and secondary suite - Exemptions: homestay or maximum of two boarders in a residence 	<ul style="list-style-type: none"> - Description of rental property (address, type and number of units) - Owner and agent contact information 	<ul style="list-style-type: none"> - \$31 per sleeping unit annually - \$66 per dwelling unit (apartment building) annually - \$64 per dwelling unit (other building types) annually
<p>Victoria, British Columbia</p>	<ul style="list-style-type: none"> - Apartment, rooming house, boarding house, single family 	<ul style="list-style-type: none"> - Description of rental property (address, 	<ul style="list-style-type: none"> - \$5 per unit for single rooms

<i>Property Business Licence</i>	dwelling, other	type, number of units) - Owner and agent contact information	- \$10 per unit for bachelor suites - \$15 per unit for one bedroom suites - \$20 per unit for two bedroom suites - \$25 per unit for three bedroom suites
Washington, DC <i>Apartment License</i>	- Rental properties with three or more units	- Certificate of occupancy - Complete Basic Business License application	- 3-5 units: \$167.00 - 6-25 units: \$208.00 - 26+ units: \$208.00 and an additional \$130 for every 25 units or fraction thereof - Licence duration: 2 years
Waterloo, Ontario <i>Residential Rental Licence</i>	- Low-rise residential dwellings, specifically any property that does not meet all of the following: contains four or more dwelling units; has horizontally separated dwelling units; and has a common interior corridor system with a common exit at grade level - Includes single-detached dwelling, semi-detached, duplexes, triplexes, converted dwellings, and townhomes - Exemption: apartment buildings	- Owner and agent contact information - Description of rental property (address, type and number of units) - Criminal records check - Electrical inspection report - Parking and floor plans - HVAC certificate - Insurance certificate - Transfer or deed Property maintenance plan - List of tenants and contact information	- Application fees range from \$44.98-\$688.45 based on license classification and number of rooms - Annual renewal fees range from \$24.54-\$413.07