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

<table>
<thead>
<tr>
<th>Licensing</th>
<th>Jurisdiction</th>
<th>Scope</th>
<th>Requirements</th>
<th>Fee</th>
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</thead>
</table>
| **Annapolis, Maryland**  
*Rental Operating License* | - Single family dwelling, two family dwelling, multi family dwelling, apartment hotel, hotel  
- Short term rentals (6 months or less) are licensed under the *Short-Term Rental Unit Operating License* | - Description of rental property (address, type, number of units)  
- Owner and agent contact information  
- Property may be inspected  
- Written lease agreement required | - $100 application fee |
| **Baltimore, Maryland**  
* Licensing of Multiple-Family Dwellings and Rooming Houses* | - Multiple-family dwellings (5 or more units)  
- Rooming houses (includes hotel, motel or boarding house) | - Registration of rental property  
- Annual inspection  
- Lead paint certification | - $35 per dwelling unit plus $25 per rooming unit annually |
| **Boulder, Colorado**  
*Rental Housing License* | - 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 |
| **Minneapolis, Minnesota**  
*Residential Rental Licensing* | - Every rental dwelling  
- Includes single-family rental dwellings and rental units in owner-occupied duplexes, roomng and shared-bath units (unless in a licensed lodging house), and rental units in condominiums, townhomes and cooperatives  
- Exemption: new construction | - 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 | - $69 for the first rental dwelling unit, $19 for each additional unit in the same building, annually |
| **Philadelphia, Pennsylvania**  
*Housing Inspection License* | - One-family dwelling, two-family dwelling (duplex), dwelling of three or more units (includes rental, cooperative and condominium), roomng house, dorimitory, hotel | - 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 | - $50 per unit |
<p>| <strong>United Kingdom</strong> | - A local housing authority may apply to selectively license an area in their | - The local authority must first consider alternatives to licensing | - Fees vary |</p>
<table>
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<tr>
<th>Selective Licensing</th>
<th>Jurisdiction</th>
<th>Requirements</th>
<th>Fee</th>
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<tr>
<td>- Applies to private landlords</td>
<td>- Houses in multiple occupation are licensed under the <em>Houses in Multiple Occupation Licence</em></td>
<td>- Area must have low housing demand and/or be experiencing “anti-social behaviour” (i.e. crime, nuisance, waste, etc.)</td>
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<td>- Landlord must be a “fit and proper person” as defined in the Housing Act 2004</td>
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| Washington, DC | 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 |

| Vancouver, British Columbia | 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 | Description of rental property (address, type and number of units) - Owner and agent contact information | - $31 per sleeping unit annually - $66 per dwelling unit (apartment building) annually - $64 per dwelling unit (other building types) annually |

| Victoria, British Columbia | Apartment, rooming house, boarding house, single family dwelling, other | Description of rental property (address, type, number of units) - Owner and agent contact information | - $5 per unit for single rooms - $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 |

<table>
<thead>
<tr>
<th>Mandatory Registration</th>
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<tbody>
<tr>
<td>Arizona</td>
<td>Residential Rental Property Registration</td>
<td>- All residential rental properties</td>
<td>- 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</td>
<td>- $10 for initial registration - $10 for change of information</td>
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| Baltimore, Maryland | Property Registration | - All non-owner occupied dwelling units - Applies to dwellings whether occupied or vacant, producing revenue or not producing revenue, habitable or not habitable | - Name and contact information of property owner and manager (if applicable) - Description of rental properties (address, type, number of units) - Compliance with lead poisoning prevention laws | - $30 per dwelling unit to a maximum of $5,000 per owner annually - Some dwellings are exempt from fees |

Note: Maryland’s Reduction of Lead Risk in Housing law requires owners of rental properties built before 1978 to register their units
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<th>Program Description</th>
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<tr>
<td>Boston, Massachusetts</td>
<td>Rental Registration and Inspection Program</td>
<td>- All privately owned rental properties not occupied by the owner &lt;br&gt;- Also applies to units that are vacant or not producing revenue &lt;br&gt;- Name and contact information of property owner and local agent (if applicable) &lt;br&gt;- Description of rental properties (address, type, number of units) &lt;br&gt;- Attestation that owner will comply with applicable rules and regulations &lt;br&gt;- Property inspections every five years &lt;br&gt;- Application fee: $25 per unit, capped at $2,500 maximum per building and $5,000 per complex &lt;br&gt;- Renewal fee: $15 per unit annually</td>
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<tr>
<td>Dallas, Texas</td>
<td>Multi-Tenanted Registration Program</td>
<td>- All multi-tenant properties (whether occupied or not) &lt;br&gt;- Name and contact information of property owner and manager (if applicable) &lt;br&gt;- Description of rental property (address, type and number of dwellings) &lt;br&gt;- Certificate of registration posted on premises &lt;br&gt;- Inspection at least once every three years &lt;br&gt;- $10 per unit</td>
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<td>Houston, Texas</td>
<td>Multi-Family Habitability Ordinance</td>
<td>- Three or more unit multi-tenant homes, non-owner occupied &lt;br&gt;- Exemption: duplexes and single family residences (addressed by the Department of Neighborhoods) &lt;br&gt;- Name and contact information of property owner &lt;br&gt;- Description of rental property (address) &lt;br&gt;- Inspection ($4 per unit or $100 total, whichever is greater) &lt;br&gt;- Properties of ten or more units are also required to register with the police department &lt;br&gt;- Free (though there is a fee for inspection)</td>
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<tr>
<td>Kansas City, Missouri</td>
<td>Rental Property Registration</td>
<td>- All rental properties &lt;br&gt;- Name and contact information of property owner &lt;br&gt;- Description of rental property (address) &lt;br&gt;- Unknown</td>
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<td>Los Angeles, California</td>
<td>Systematic Code Enforcement Program</td>
<td>- All rental properties with two or more occupied units &lt;br&gt;- Complete online registration &lt;br&gt;- Inspections once every three years, problem properties inspected more frequently &lt;br&gt;- $43.32 per unit annually</td>
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<tr>
<td>New Jersey</td>
<td>Landlord Identity Registration</td>
<td>- All landlords of rental dwellings &lt;br&gt;- Exemption: owner-occupied properties with two or fewer rental units &lt;br&gt;- Name and contact information of landlord and managing agent or other staff (if applicable), a copy must also be shared with tenants &lt;br&gt;- Provide tenant with information handbook &lt;br&gt;- Fees vary</td>
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<tr>
<td>New York City, New York</td>
<td>Property Registration</td>
<td>- Multiple dwellings (3+ residential units), which includes hotels, condominiums and cooperatives &lt;br&gt;- Private dwellings (1-2 residential units) where not &lt;br&gt;- Name and contact information of property owner &lt;br&gt;- Description of rental property (address) &lt;br&gt;- $13 annually</td>
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<tr>
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| Pittsburgh, Pennsylvania       | - All residential rental properties
- Exemptions: owner-occupied units, fully subsidized units, or new construction (for first five years) | - Name and contact information of property owner and emergency contact (if applicable)
- Description of properties (address, type, number of units)
- Property inspections
- Properties without violations may self-certify (periodic inspections may occur)
- Buildings with four or more units must post manager’s contact info | - $94 and $8 per additional units over four, annually |
| Portland, Oregon               | - All businesses are required to register, including rental properties        | - Property owner contact information
- Description of property (address and number of units) | - No payment due with registration |
| Raleigh, North Carolina         | - Single and multi-family dwellings                                          | - Name and contact information of property owner and property manager (if applicable)
- Description of rental properties (addresses) | - 3 units or less: $15 annually
- 4-19 units: $25 annually
- 20+ units: $50 annually |
| Sacramento, California          | - All rental properties
- Exemptions: Properties less than five years old, properties regularly inspected by another agency | - Name and contact 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 | - $16 per rental housing unit |
| San Francisco, California       | - All business must register, including rental services                      | - Name and contact information of property owner
- Description of rental properties (address, number of units)
- Registration certificate must be displayed on site | - Fee based on anticipated payroll expense |
| Seattle, Washington             | - All rental housing units
- Registration introduced on                                                | - Name and contact information of property | - $175 per property (and first unit) plus $2 for each |
## Rental Registration and Inspection

- 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 Landlord Registration

- 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

## Voluntary Accreditation

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| London, England       | 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                  |
| London Rental Standard|                           |                                                                              |                                                                               |                                                                           |
| Scotland              | 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                            |
| Landlord Accreditation |                           |                                                                              |                                                                               |                                                                           |
| Scotland (LAS)        |                           |                                                                              |                                                                               |                                                                           |