



March 16, 2022

Dear Landlord/Property Owner:

You are receiving this mailing because you participate in the Detroit Housing Commission's Housing Choice Voucher Program, formerly known as Section 8. The mailing was done such that the address labels were printed and applied only by DHC.

DHC has been asked by the City of Detroit's Buildings, Safety Engineering & Environmental (BSEED) to host a ZOOM meeting so that BSEED can inform you of modifications to the City's existing Rental Ordinance.

DHC agreed to host this meeting to share information that might prove useful to you. However, DHC's role is not one of enforcement of the Rental Ordinance. As such, neither the property names and addresses, nor your name, nor that of your tenant(s) has been shared with BSEED. The upcoming ZOOM meeting is set up as one-way; you will see and hear the presenters; your voice and the method you access the meeting will not be seen by them. In addition, there will be time for Questions and Answers (Q&A). You will be able to type your questions in the "Chat"; they will be read by a DHC employee serving as the Moderator, thereby preserving anonymity.

The 2 enclosures are: 1) the Zoom meeting information; and, 2) a letter from BSEED Management about the modified Ordinance.

As an additional note: DHC is revamping the way it does business. We are bringing on board a contractor who will work with us to improve our business systems and customer service and to create performance metrics by which we will measure our progress across the Rental Assistance Division.

I look forward to hearing from you at the upcoming meeting.

Regards,


Sandra B. Henriquez
Chief Executive Officer



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-224-2733 TTY:711
Fax 313-224-1467
www.detroitmi.gov/BSEED

Dear Landlords/Property Owner,

This communication is to inform you of the modifications that have been made to the existing Rental Ordinance, these modifications went into effect January 4, 2022. BSEED's 'ultimate goal here is code compliance, most importantly, making rental properties lead safe to protect children and families.'

To receive a Certificate of Compliance to operate as a rental property, properties still must be registered and inspected and determined to be safe.

- **Rental Registration:** Under the modified ordinance rental registration will be permanent unless there is a change in ownership or use of the property.
 - If the property was previously registered or currently registered, it will need to be re-registered in 2022 to receive a permanent registration. Directions on how to register are available at: https://detroitmi.gov/sites/detroitmi.localhost/files/2020-08/How2_Register_a_Rental_Property_using_eLAPS_ACA.pdf
- **Length of Certificate of Compliance:** Under the modified ordinance the length of the Certificate of Compliance is determined by the type of lead abatement that is done at the property. The chart below outlines the new requirements:

	Properties built before 1978, Interim Controls	Properties built before 1978, Encapsulation or Enclosure	Properties built before 1978, Abatement by Removal	Properties built after 1978	Properties with Federal Inspections
Registration	One time registration in 2022 and then permanent unless ownership or use changes				
Inspection	1 & 2 family properties inspected by BSEED approved 3rd party and 3+ units inspected by BSEED				HUD Approved Inspection uploaded to eLAPS account
Lead Inspection/Risk Assessment	Every 3 years or if required after visual assessment	Every 4 years or if required after visual assessment	One time clearance or if required after visual assessment	Not Required	Not Required
Visual Assessment	Annual	Annual	Annual	Not Required	Not Required
C of C Length	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	7 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years	3 Years, upon 2 consecutive C of C's it will be extended to 5 years

** Lead Inspection only required for after initial lead inspection risk assessment, going forward only a Risk Assessment & Lead Clearance are required.

- **HUD inspections:** Under the modified ordinance, a landlord can meet all inspection requirements to achieve a Certificate of Compliance with documentation of a passed HUD inspection. Examples include HQS for landlords accepting housing choice vouchers, or REAC for project-based units.
 - Properties that submit a HUD inspection still need to be registered.
- **Landlord Guide:** Additional documentation on how to bring a property into compliance is available. Refer to the Landlord Guide for information on how to obtain your Certificate of Compliance at <https://detroitmi.gov/sites/detroitmi.localhost/files/2021-08/Landlord%20Guide.pdf>

Additional information is available on the BSEED webpage: <https://detroitmi.gov/rental> and any updates regarding the ordinance will be posted here as well.

Thank you,

BSEED Management



City of Detroit's Rental Ordinance

The City of Detroit's Building, Safety Engineering & Environmental (BSEED) Department will be providing information to landlords about the modification to the City's existing Rental Ordinance.

TOPICS

- Rental Registration
- Length of Certificate of Compliance
- HUD Inspections
- Landlord Guide

JOIN US!

Via Zoom Webinar

Thursday, March 31, 2022

Time: 11:00 AM (EST)

Zoom Webinar:

<https://us02web.zoom.us/j/86455582172?pwd=RUo2cmRmbWJiR2g5VWJvVG9ITzZrdz09>

or One tap mobile: US: 1 312-626-6799, 443252#

or Telephone: US: 1 312-626-6799

or Webinar ID: 864 5558 2172, Passcode: 443252