

## Proactive Rental Inspections

To ensure that rental properties meet the minimum standards of safe and healthy housing, DPIS is launching an inspection program focused on one- and two-family homes that are used as rental properties. These inspections are performed at no cost to the owner and will not be initiated by a complaint; they will occur as part of an automated process.

## Rental Registration

Since 2005, one- and two-family homes used as rental properties within the City of Buffalo must register with the DPIS on an annual basis. Properties that are not registered cannot legally operate as a rental property. All properties on the rental registry, and properties avoiding registration, will be inspected proactively under this program.

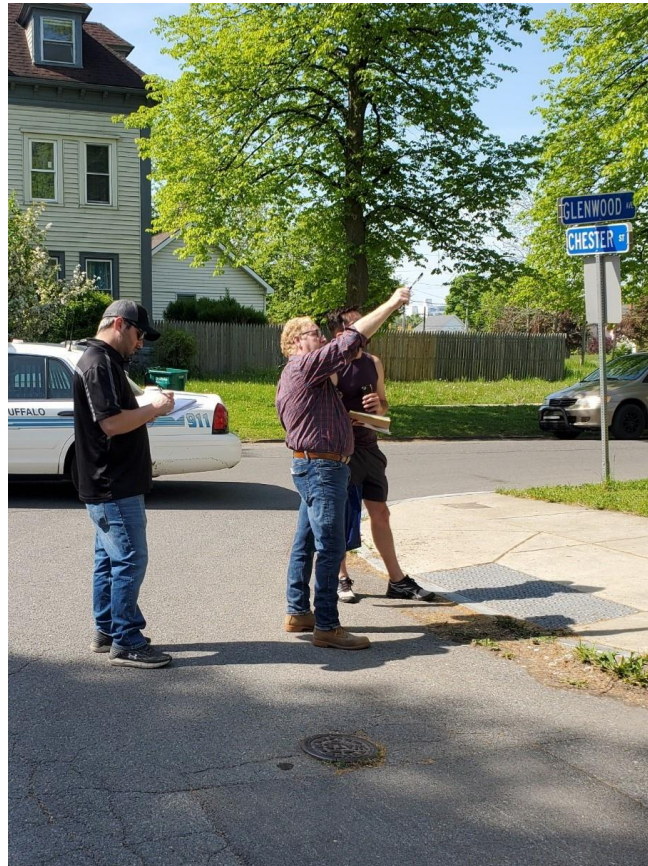
## Certificate of Rental Compliance (CRC)

Upon[A1] successfully passing inspection, the rental property inspected will receive a CRC, which is valid for three years. After three years, rental property owners are required to [have][A2] their property reinspected to renew their CRC. Recent amendments to the city charter require all rental properties to maintain and display a CRC on the premise to legally operate.

## Department of Permits and Inspections (DPIS)

DPIS is responsible for enforcing city, state and federal regulations on building codes, zoning, construction permitting and business licensing. With this program we aim to improve the quality of housing in Buffalo to improve the health of residents and to support the city's resurgence.

For more information, please visit:  
<http://www.buffalony.gov/1372/Proactive-Rental-Inspections>



## Rental Inspection Guide



City of Buffalo  
Department of Permits and Inspections  
716-851-5227  
[rentalregistration@buffalony.gov](mailto:rentalregistration@buffalony.gov)



## Prioritizing Lead Paint Violations

DPIS will begin inspecting rental properties in 2021, prioritizing properties that pose the greatest risk of causing lead poisoning in children. If your property was built before 1978 it is very likely that lead paint is present in your property, inside and out. It is only of great risk when paint begins to deteriorate through chipping and peeling, creating dust and chips that children may inhale or eat. Lead poisoning can cause serious and irreparable damage to developing children.<sup>[A4]</sup>

If you believe your home has lead paint hazards, there are steps you can take to protect your family, including wet wiping surfaces and washing children's toys and hands to prevent children from ingesting lead dust. For more information visit <https://www.getaheadoflead.org/>

## What to Expect from your Inspector

If you own a rental property you will receive a letter in the mail requesting<sup>[A3]</sup> you schedule your inspection. Walk through the building before the inspection with the check list included in the letter and available online to identify potential violations before the inspector arrives. On the date of the inspection, the inspector will walk through the building with you to ensure that the building is in substantial compliance with the Property Maintenance Code of NYS. When the property passes inspection, a CRC will be issued proving that your building is up to code and properly maintained.



**If you have immediate concerns about the property you live in, call 311.**

## Renovation Assistance

Home repairs can be costly. If required renovations will cause undue hardship or you are financially unable to complete renovations, there may be resources available. Please visit <https://www.buffalourbanrenewal.com/housing/> for more information.

## Non-compliance

The goal is to achieve compliance without the use of punitive enforcement measures. If a property owner communicates with the inspector and makes genuine efforts to achieve compliance, time can be granted to complete the required repairs.

Property owners that are negligent, or intentionally non-compliant may face ticketing, administrative adjudication, and, for flagrant violators, court actions. If you suspect a property owner of operating improperly, you can report them anonymously by calling 311.