TO: Chair and Members
Economic Development and Planning Committee

WARD(S) AFFECTED: WARDS 1 and 8

COMMITTEE DATE: May 4, 2010

SUBJECT/REPORT NO:
Neighbourhood Residential Rental Housing Community Liaison Committee – Rental Registry Program/Voluntary Certification Program (PED10049(a)) (Wards 1 and 8) (Outstanding Business List Item)

SUBMITTED BY:
Tim McCabe
General Manager
Planning & Economic Development Department

PREPARED BY:
Joe Xamin
905-546-2424 ext. 6656

SIGNATURE:

RECOMMENDATION:

(a) That staff be directed to investigate and report back to the Economic Development and Planning Committee with a defined scope, costing and an implementation plan for Wards 1 and 8 for a Voluntary Rental Housing Registry Program requiring the property owners contact information.

(b) That staff be directed to defer any work regarding a formal Rental Housing Registry Program until the conclusion of the 18 month Pilot Proactive By-law Enforcement Program in 2012.

(c) That staff be directed to enter into discussions with the senior administrators of McMaster University and Mohawk College and the respective Councillors of Ward 1 and 8 on the feasibility of creating and hiring a Community Liaison Outreach Coordinator that would be cost-shared between the respective academic institutions and the City of Hamilton.

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EXECUTIVE SUMMARY

On September 8, 2009 Citizen Committee Report entitled “Report 009-001 of the Neighbourhood Residential Rental Housing Community Liaison Committee (Wards 1, 8, 10 & 12)” was presented to the Economic Development and Planning Committee and included eight recommendations to manage rental housing in the proposed study areas which were referred to the General Manager of Planning and Economic Development for a report back on the issues prior to any further action being taken. Three of the eight recommendations were:

“(d) That staff be directed to investigate and report to Economic Development and Planning Committee regarding the potential effectiveness of creating a rental housing registry that would include property owner and their contact information.

(e) That staff be directed to investigate potential partnerships with McMaster University and Mohawk College as both schools partner to develop and enhance their respective Voluntary Landlord Certification Programs.

(g) That staff be directed to investigate and report to Economic Development and Planning Committee regarding the feasibility of hiring a Community Liaison Outreach Coordinator, on a cost sharing basis with McMaster University and Mohawk College to liaise, facilitate and mediate problems between landlords, tenants, residents, the City/Councillors, and the academic institutions.”

With respect to recommendation (d) above, staff conclude that a Voluntary Rental Housing Registry for Wards 1 and 8 could be developed to require property owner contact information and recommend that staff report back with a defined program including costs and an implementation plan for Committee’s consideration. There is merit in further exploring the creation of a more formal rental housing registry as an alternative to a full licensing program for rental housing; however, this report recommends that this option be deferred until the conclusion of the 18 month Pilot Proactive By-law Enforcement Program in 2012.

With respect to recommendation (e) above, staff conclude that the creation of a joint voluntary certification program for rental properties, in partnership with McMaster University and Mohawk College, does not seem viable, and recommend that this item be removed from the Committee’s outstanding business list.
With respect to recommendation (g) above, staff conclude that hiring a Community Liaison Outreach Coordinator should be further explored with the respective Councillors of Wards 1 and 8 and senior administrators of McMaster University and Mohawk College to fully discuss the possibility of such a role and the potential to cost share.

Alternatives for Consideration – See Page 8

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND (Chronology of events)

In accordance with the October 15, 2008, Council direction, the Neighbourhood Residential Rental Housing Community Liaison Committee (NRRHCLC) was established to investigate the feasibility of regulating residential rental housing in Hamilton. The NRRHCLC operated from January to July 2009 and conducted extensive consultation. The NRRHCLC developed the following eight recommendations which were referred to the General Manager of Planning and Economic Development for a report back on the issues prior to any further action being taken:

“(a) That the Neighbourhood Residential Rental Housing Community Liaison Committee’s findings and results pertaining to licensing rental housing be forwarded to the City-wide Residential Rental Housing Review Community Liaison Committee for information.

(b) That the matter of a Zoning By-law Amendment to limit the number of bedrooms and/or habitable rooms in a dwelling be referred to Zoning By-law Reform staff for further review and that consideration on the development of regulations for Ward 8 be considered for the Residential Zones in the City of Hamilton Comprehensive Zoning By-law 05-200.

(c) That staff be directed to investigate and report to Economic Development and Planning Committee with costing and an implementation plan for an 18-month proactive by-law enforcement pilot program for Wards 1 and 8 that includes:

(i) a focus on problem properties/landlords,
(ii) an educational component for landlords and tenants, and
(iii) a plan to identify properties that may be operating illegally as lodging homes and an enforcement strategy to address the matter.

(d) That staff be directed to investigate and report to Economic Development and Planning Committee regarding the potential effectiveness of creating a rental housing registry that would include property owner and their contact information.

(e) That staff be directed to investigate potential partnerships with McMaster University and Mohawk College as both schools partner to develop and enhance their respective Voluntary Landlord Certification Programs.

(f) That staff be directed to investigate and report to Economic Development and Planning Committee on the feasibility of creating an incentive program to encourage the de-conversion of rental properties back into single family homes.

(g) That staff be directed to investigate and report to Economic Development and Planning Committee regarding the feasibility of hiring a Community Liaison Outreach Coordinator, on a cost sharing basis with McMaster University and Mohawk College to liaise, facilitate and mediate problems between landlords, tenants, residents, the City/Councillor’s, and the academic institutions.

(h) That staff be directed to investigate service level improvements to address stakeholder comments/concerns regarding transit hours of operation, waste container limits and additional options, and potential waste by-law amendments (as noted in Option 8 of Appendix "C" of this (Report 009-001) report) and report back to Economic Development and Planning Committee.

**POLICY IMPLICATIONS**

N/A

**RELEVANT CONSULTATION**

Legal Services was consulted in the preparation of this report.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

(include Performance Measurement/Benchmarking Data, if applicable)

Rental Housing Registry

There are two potential options that can be explored with a rental housing registry. One option is a voluntary rental housing registry and the second is a more formal
A voluntary rental housing registry would require that a landlord provide only their contact information to the City. This would provide the City a means of contact in order to resolve any issues or concerns regarding the tenants and/or properties. The issue that became apparent during the NRRHCLC investigation was the number of problems that could be resolved in a timely manner if the Councillor and/or City was aware of property owner and had a means to contact them. Numerous times it was denoted that issues could be avoided by a simple phone call to the property owner/landlord. A number of rental properties are owned by “absentee landlords” or numbered companies so it makes it difficult to deal with a faceless entity. A voluntary rental housing registry as described was also supported by some landlords as an alternative to full licensing. This option would be an informal rental housing registry program.

A secondary option would be to create a more formal rental housing registry with many more specific requirements above and beyond the property owners contact information. Staff researched the current practices in other Canadian and U.S.A. jurisdictions. Currently, some Ontario municipalities have by-laws requiring the registration of “two-unit” houses consisting of two residential units. A registry program provides these municipalities with a location of the property and the owners name and address, and confirms that the property meets the legal requirements under the applicable legislation. Most require that each property undergo a property standards, fire safety and electrical safety inspection, and the owner pays a one-time fee in order to register the property. The details of the housing registries used in other Ontario municipalities (i.e. Barrie, Guelph, Markham, Newmarket, Pickering, Oshawa, and Whitby) are included in Appendix “A” to this report.

The USA rental registries that were reviewed (i.e. Annapolis, Maryland; Buffalo, New York; Syracuse, New York; Pittsburgh, Pennsylvania; and, Raleigh, North Carolina) are not limited to just single and semi-detached homes but also encompass multi-residential buildings and complexes. These municipalities require an annual renewal fee. The annual fee is not a substantial amount and in some cases the renewal for the first unit is at a higher rate while subsequent units are at a lesser rate. For example, the City of Raleigh, North Carolina requires an annual renewal of “$30.00 for the first unit registered and $10.00 for each additional unit registered on the same parcel.” Some municipalities offer a renewal every second or third year. Fees for multi-residential dwellings have a sliding scale based upon the number of units at a specific building.

One challenge to such a program would be ensuring a property remains in compliance with the requirements of the registry program, but this could be addressed through a requirement that landlords provide an update when there is a change to the property or to require periodic renewals. There could be several advantages to a rental housing registry such as:

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ensuring such properties are zoned properly and are safe for occupancy;
- making a rental property more appealing to potential tenants; and,
- providing an inventory of rental property locations and owner contact information to assist the City in addressing complaints.

In summary, a rental housing registry is permitted under the new and expanded licensing provisions of the Municipal Act, and such programs currently exist in other Ontario municipalities as well as in the USA. While a detailed program would need to be developed, such a program could include rental homes existing in either single/semi-detached, duplexes, triplexes, fourplexes and/or other units and could require an inspection to ensure compliance with applicable property standards, fire and electrical safety requirements. Therefore, consideration might be given to creating a rental housing registry in Hamilton as a viable option to a full licensing program.

Staff is recommending that a voluntary rental housing registry program be further explored and implemented for Wards 1 and 8. The more formal rental housing registry although a viable alternative to a full licensing of rental housing, should be deferred and examined as a potential option once staff have concluded and have reported the outcome of the Pilot Proactive By-law Enforcement Program in 2012.

Voluntary Landlord Certification Program

The McMaster University Housing Office currently provides a service for landlords to list their rental properties. The Housing Office alternatively offers a “Rental Accountability Program”. If a landlord chooses to participate in the program, he/she is making a promise to tenants that he/she will be a good landlord and he/she abides by the Residential Tenancies Act (2006); that he/she will respond to the tenants' needs in a timely fashion; and, that he/she will obey the fire code as prescribed by the local Fire Department. In exchange for this, McMaster University Housing Office promises to help make their properties stand out and be more appealing to prospective tenants by: placing a special insignia beside the ads in their listings confirming that the property is in the Program; allow them to include up to six photos with their ad; and, they will go out to the property in order to film a 360 degree panoramic shot of one of the main rooms in the house. The ad for the rental property is highlighted in the "Featured Ad" section of their website. Landlords also receive a free “welcome kit” to present to new tenants (a blue recycling box containing information brochures regarding garbage, recycling, by-laws, "Experience Hamilton” guidebooks, fire safety, etc.). This is a voluntary program and currently 128 landlords have signed up to the Rental Accountability Program.

Mohawk College’s Housing Service provides a listing service for landlords. Currently they do not have a certification or accountability program. The College states that it may be creating such a program.
In discussion with both academic institutions, it does not appear there is an opportunity to partner with the City in order to create a voluntary certificate program as proposed by the NRRHCLC because McMaster and Mohawk already have or are developing their own programs. The City could create and/or facilitate a rental certification program as an enhancement to a Rental Housing Registry Program. The City could work with a third party agency that manages the program on behalf of the City. However, this may be an option to be explored as an incentive if a licensing or a rental housing registry is created.

**Community Liaison/Outreach Coordinator**

A Community Liaison/Outreach Coordinator to provide education, liaise, facilitate and mediate problems between the landlords, tenants, residents, the City and the academic institutions was another option identified by the Neighbourhood Community Liaison Committee. Currently, the University of Western Ontario (UWO) has a similar role. Although the position resides with the UWO, it is funded by the University, Fanshawe College and the City of London, each contributing roughly a third of the budget. There are two key components of the role; the first component is providing education and community outreach to student/tenants and landlords regarding housing, City by-laws and services. The other component is to mediate disputes/conflicts between tenants, landlords and residents. The current incumbent at UWO works closely with Municipal Law Enforcement staff, London Police, the Neighbourhood Associations, etc. He will visit students and discuss issues in order to resolves disputes. He states that he has roughly 2000 to 2100 files per year of which 10-12% are related to community issues and 15% are conflict resolution/mediation. Overall the role has been well received in the Community. Guelph University and the City of Guelph apparently have similar positions, but Hamilton staff have not yet been able to gain any detailed information on these positions.

Initial discussions with a staff representative of both McMaster University and Mohawk College’s Housing Office regarding the need and the creation of such a role have not been well received. Both representatives feel that they currently do aspects of such a role; however, they do not mediate conflicts with tenants, landlords, etc. Both felt that their respective employers would not have the budget to support such a role. However, as this type of position would be very beneficial in creating positive working relationships between the academic institutions, the City, residents of the near neighbourhoods, and the respective Councillors, staff think that it would be appropriate to continue exploring this option.
ALTERNATIVES FOR CONSIDERATION:
(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

That the full detailed investigation, including costing and implementation plan, for a Rental Housing Registry Program be deferred until a decision has been made concerning licensing of rental housing.

Council could choose not to pursue any further investigation into creating a Rental Housing Registry Program.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)


Financial Sustainability
• Generate assessment growth/non-tax revenues

Healthy Community
• Plan and manage the built environment
• A Rental Housing Registry Program would provide a list of existing rental properties that comply with the various provincial and municipal requirements

APPENDICES / SCHEDULES

PED10049(a) Appendix “A” – Overview of Registry Programs

JX/dt
# Overview Registry Programs

## Registry Programs for Two Unit Houses and Accessory Apartments – Ontario Municipalities

<table>
<thead>
<tr>
<th>Municipality &amp; By-Law No.</th>
<th>Type of Rental Property</th>
<th>Registration Process</th>
<th>Registration Requirements</th>
<th>Applicable Fees</th>
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<tbody>
<tr>
<td>City of Barrie By-Law No. 2004-025</td>
<td>Two-Unit House</td>
<td>1. Application Form  2. Proof of the date when the second suite was established  3. Sketch of the property including building set backs and parking  4. Floor plan sketches of the two unit house for all floors  5. Payment of Registration Fee  6. Application screened for compliance with the zoning by-law  7. Arranged inspections  8. Issuance of Registration certificate</td>
<td>- House is inspected to confirm compliance with Zoning By-Law, Building Code, Fire Code and Property Standards By-Law  - If deficiencies are found they need to be corrected before inspection can be passed  - Two unit houses created on or before July 14/94 must comply with Fire Code  - Approval from the Electrical Safety Authority for all electrical safety requirements for each unit.  - Two unit houses created after July 14/94 must comply with the Building Code (a permit to be issued based on area of a second suite)  - If construction updates are needed additional fees must be paid for a building permit</td>
<td>- For Two-unit houses created on or before July 14,1994, cost of Fire Inspection is $285  - For Two-unit houses created after July 14, 1994, a permit will be required and the fee is based on the second suite. A permit for a 500sq. ft. suite would cost about $200.  - All applications are subject to $155 administration fee.  - Fire Code inspection will be $285 for units not previously inspected and $155 for a maintenance inspection for previously inspected and approved. Units created within the recent two year period under a building permit do not need a Fire Code Inspection.  - Property Standards inspection will be $285 for units not previously inspected and $155 for a maintenance inspection for those previously inspected and approved.  - Units created within the recent two year period under a building permit do not need a Property Standards inspection.  - The minimum registration fee is $155 for two unit houses created under a building permit within the</td>
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# Overview Registry Programs

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| **City of Guelph**        | Two Unit House and Accessory Apartment | 1. Application process and verification of Zoning, Building and Fire Code.  
2. If creating a new accessory apartment, a building permit may be required.  
3. Electrical inspection report required by the Electrical Safety Authority  
4. Formal registration issued  | - Accessory apartments are subject to zoning regulations (i.e. maximum size, parking requirements and external appearance of the house, not permitted in townhouses or rowhouses)  
- Accessory apartments must meet all zoning, building and fire codes prior to creation and or registration  
- Registration (one time fee, including Zoning, Building and Fire inspections)  
- New proposals for creations of accessory apartments may need a building permit  
- General electrical inspection report will be required by Electrical Safety Authority for new and existing accessory apartments.  | Application fee for registration of a two unit house is one time fee of $100 with no renewals. |
| **City of Oshawa By-Law No.41-2001** | Two Unit House | 1. Registration  
2. Inspections  
3. Re-inspections if work required  
4. Certificate of Registration issued  | - Applicant must prove that two independent dwelling units existed on Nov.16/95 or establish that a Building Permit had been issued for conversion to Two Unit House  
- Registration (to include owner's name and address, proof of two separate units, sworn declaration, cancelled rent cheques, rental agreements, income tax statements etc., location of the units and description of their physical design.  
- Application reviewed and applicant contacted to arrange for inspection by Oshawa Fire Services, Property Standards and Building Services.  | Application fee is $150 |
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<td><strong>Town of Markham</strong></td>
<td>Two unit House</td>
<td>1. Registration</td>
<td>- If required, Inspection conducted for completion of work.</td>
<td>- The initial Inspection by the Fire Department is $300</td>
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<td>2. Inspections</td>
<td>- Inspection conducted by the Electrical Safety Authority</td>
<td>- The fee for registering a two unit house is $150.</td>
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<td>3. If required, application for zoning amendment</td>
<td>- Every residential unit shall be inspected to comply with all relevant standards set out in the Building Code, Ontario Fire Code, applicable Zoning By-Law and Property Standards By-Law.</td>
<td>- Second suites that are not permitted must be removed, or may qualify for an amendment of the zoning by-law which costs $7,800.</td>
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<td>4. Final Registration</td>
<td>- Initial Inspection by Fire Department</td>
<td>- Occupying a two unit house without registration may result in court action and fines up to $50,000.</td>
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<tr>
<td><strong>Town of Whitby</strong></td>
<td>Two Unit House</td>
<td>1. Registration</td>
<td>- Accessory apartments must comply with the Ontario Building Code, Ontario Fire Code and Town's Zoning and Property Standards By-Laws.</td>
<td>- Registration is $100</td>
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<td>2. Inspections</td>
<td>- Inspection to be conducted by the Electrical Safety Authority, smoke alarms are required on every storey costs $250.</td>
<td>- Fire Prevention Officer's inspection costs $68.90 per hour.</td>
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<td>3. Building Permit if building</td>
<td>- If creating a new accessory apartment, must apply for a building permit and must include detailed scale drawings, including floor plans, construction notes etc. Cost is $5.49/sq.m.</td>
<td>- A zoning amendment application possible for already existing units for cost of $6,000 non-refundable.</td>
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<td>4. Zoning amendment (existing properties)</td>
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<td>5. Compliance and issuance of registration</td>
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<tr>
<td><strong>Town of</strong></td>
<td>Two Unit</td>
<td><strong>New Units:</strong></td>
<td>- Each dwelling unit in a two unit house is</td>
<td>- Owner is to pay a one time non-</td>
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| Newmarket By-Law No. 2007-63 | House | 1. Completed and signed application form  
2. A sketch of parking area with dimensions.  
4. Registration Fee of $110.  
**Unregistered existing units:**  
1. Completed and signed application form  
2. A letter from architect or engineer indicating Building Code compliance  
3. A sketch of parking area with dimensions  
4. A letter from the Electrical Safety Authority (dated within 6 months of submitting the application) indicating compliance with safety requirements.  
5. Registration fee of $110 | to be inspected by an inspector to ensure it complies with all relevant standards set out in the Ontario Building Code, the Ontario Fire Code, the Town’s Property Standards By-Law and the Ontario Electrical Code  
- The registrar must be satisfied that, in the 12 months prior to the application for registration, there have been no outstanding orders, notices or charges under any municipal or regulatory by-law against the registered owner or two unit house or against the property where the two unit house is located. | refundable fee of $110, plus any other applicable inspection fees. |
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<td>York Fire Services</td>
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<tr>
<td>(dated within 6 months of submitting the application) indicating compliance with safety requirements</td>
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<td>3. Registration fee of $110</td>
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### Rental Registry Programs – U.S.A. Municipalities

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<tr>
<td>City of Annapolis (Maryland)</td>
<td>Rental Unit Operating License (Single family dwelling, two unit family dwelling, multi-family dwelling, rooming house, apartment hotel, hotel)</td>
<td>1. Application. 2. Initial Inspections. 3. Operating License (on term) and Renewal. 4. Minimum Lease Terms. 5. Penalty.</td>
<td>- Following the application, license is to be approved and confirmed by the Department of Neighbourhood and Environmental Programs, Director of Planning and Zoning, the Fire Chief and the County Health Officer.  - The Director of Public works may impose inspections required to determine type of rental property.  - Smoke detectors must be installed within 15 days of receipt of notice.  - Dwelling consisting of 50 or more units who employs full time maintenance staff shall have its license issued or renewed for a two year period. All other licenses should be renewed on annual basis.  - Must specify that all maintenance, including repairs and replacements due to normal wear and tear not including those</td>
<td>- Fee of $55 per rental unit.  - Penalty is $100 per unit per day after the initial fifteen calendar day.</td>
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<tr>
<td><strong>City of Pittsburg</strong> (Pennsylvania)</td>
<td>Rental Units</td>
<td>1. Application and Payment of Fees. 2. Inspections 3. Approval - permit issued 4. Must be displayed 5. Optional Certificate of Safety 6. Penalty</td>
<td>from negligence are responsibility of the Landlord. - Failing to obtain a license is guilty of municipal infraction and subject to a fine. - Forms can be completed online, faxed or by visiting Bureau of Building Inspections in person - Building must be in compliance with the City of Pittsburg adopted Building Codes - Once an application has been approved, the Bureau of Building Inspection will issue the property owner a permit for each unit located at an address. - Permits are to be prominently displayed inside each rental unit. Voluntary Inspections and Certificate of Safety: - Fire Bureau Safety Inspections - electrical service, panels, wiring, exits, exit signs and emergency lighting, fire extinguishers, fire doors and fire resistant rated construction, fire protection systems, heat producing appliances, housekeeping/rubbish, smoke detectors, stairways, handrails and guards, storage. - To increase safety of tenants (not required) Valid for three years.</td>
<td>- $12 per rental unit - Penalty to register shall not exceed $1,000 per unit.</td>
</tr>
<tr>
<td><strong>City of Syracuse</strong> (New York)</td>
<td>Rental Registry for one family house, two family house,</td>
<td>1. Registration. 2. Inspection. 3. Issuance of Rental Registry Card (incl. inspections) valid for</td>
<td>Owner’s name, address and telephone number to be provided. If owner is corporation; general or limited partnership or a limited liability company, names addresses and telephone numbers of all</td>
<td>- One family non-owner is $75 every 3 years. - Two family non owner is $125 every 3 years. - Structure beyond 2 units is $75.</td>
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| **Rental Registry Ordinance, Chapter 27** | structure containing more than two units. | period of three (3) years.  
4. Conversion to Vacant Registry. | the partners/members/officers.  
- If the owner resides elsewhere provide information of the person in charge.  
- The Director or designated representative shall inspect and determine if dwelling is in compliance with New York State Uniform Fire Prevention and the Building Code.  
- If violations are found and complied with the owner is entitled to receive Rental Registry Card.  
- Rental Registry Cards cannot be transferred from one owner to another for a one or two family non-owner occupied dwelling. | - Penalty for not registering before deadline is $50.  
For conversion to vacant registry:  
- No additional fees until registration of vacant property occurs since it has its own fees. |
| **City of Raleigh (North Carolina) City of Raleigh, Rental Registration, Ordinance 2008-415B** | Apartment house, apartment project, dwelling, dwelling unit, equivalent dwelling unit | 1. Type of Registration.  
2. Owner Information.  
4. Alternate Contact.  
6. Payment of Registration Fees.  
7. Listing of all rental properties in possession.  
8. Contact may be initiated by the Raleigh Police Department, Fire Department or Inspections | - Must indicate type of registration: New, renewal, update of property/owner information.  
- The number of rental units must be indicated, number of tenants, tenant’s name, address, telephone number and where applicable an email address, mobile telephone number.  
- Maximum number of tenants permitted for each rental unit must be indicated.  
- Owner must have a designated person responding to calls from Police, Fire or Inspections when Department is unable to make contact with owner.  
- Registration of a rental unit is effective for one year only. All registrations expire on September 30th of each year. | - $30 for first unit registered  
- $10 for each additional unit  
- $30 for renewal of first unit  
- $10 for each additional unit renewal |
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| City of Buffalo           | Rental Dwelling Unit Registration | Department.  
9. Certification. | - The property owner needs to re-register each rental unit with the City, within 30 days prior to expiration of the rental unit.  
- Inspection are primarily complaint driven. | - Application fee is $20 for a rental dwelling unit in a single family dwelling  
- $40 for a two unit rental dwelling  
Annual renewal fees:  
- $20 for single unit rental dwelling  
- $40 for a two unit rental dwelling  
- Every property owner is to pay a fee of $75, to be assessed against the property for each inspection in which violations are found.  
- If application and payment are not received within 30 days, fees will be doubled.  
- Failure to comply shall be punishable by a penalty of not more than $1,500 or by imprisonment for not more than 15 days.  
- Failure to register will automatically trigger an inspection and will automatically trigger an inspection and will result in issuance of an Order to Vacate the occupants of the dwelling. |

City of Buffalo, Rental Dwelling Unit Registration, Chapter 264
Overview Registry Programs