

## Advantages for Everyone!

The Rental Housing Inspection Program benefits all property owners, renters, and the residents of Lake Isabella by:

- Promoting safe rental housing
- Maintaining & increasing local property values
- Preserving neighborhoods
- Protecting the community standard of living
- Minimizing deteriorated rental housing
- Reducing Code Enforcement time in correcting violations
- Fostering partnerships and dialogue with landlords, renters, and the Village of Lake Isabella



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[www.lakeisabellami.org](http://www.lakeisabellami.org)

## Village of Lake Isabella

### Rental Housing Inspection Program

***WORKING WITH YOU TO MAINTAIN QUALITY LIVING STANDARDS THAT PROTECT RENTERS, RENTAL PROPERTY OWNERS, AND THE COMMUNITY.***



**1010 Clubhouse Drive  
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## ***How the Program Works***

Landlords are required to register their residential rental properties and obtain an annual license from the Village. The program is supported by the annual license fee of \$37.<sup>50</sup>. Once the Village receives an application or annual renewal request, an inspection is scheduled and the application processed.

Prior to conducting the inspection, the Village mails a pre-inspection checklist to the landlord. Village inspectors will review the interior and exterior of the rental unit based on the mailed pre-inspection checklist. If no violations are found, the inspector approves the application and provides the landlord with the license.

If violations from the pre-inspection checklist are found, the landlord may have up to 30 days to correct the violations depending on the severity. A follow-up inspection fee of \$75 is charged for violations from the pre-inspection checklist. If a violation is found that is not covered on the pre-inspection checklist, *the re-inspection fee is not charged for follow-up inspections of violations not listed on the pre-inspection checklist.*

## ***Inspections Maintain Safe Living Standards***



Village Code Enforcement officers inspect the interior and exterior of rental units as part of the annual license renewal. The most common violations are:

- Inoperable or missing smoke detectors
- Overgrown yards
- Inoperable vehicles
- Out of order restroom facilities
- Visible interior mold
- Broken windows or doors
- Inoperable appliances

**The pre-inspection checklist, frequently asked questions, and more can be found on the Code Enforcement page of our website.**

Lake Isabella's reputation as a great place to live is due in large part to the quality of our neighborhoods and our wide range of affordable housing. To maintain Lake Isabella's standard of living and prevent the degradation of our neighborhoods, rental units must meet certain minimum standards.

The Village of Lake Isabella adopted this program to reduce blight and ensure that livable conditions exist in rental properties through inspections that will identify and correct code violations that result in a:

- Threat to the occupants' safety
- Threat to the structural integrity of the dwelling
- Negative impact on the surrounding neighborhood

