

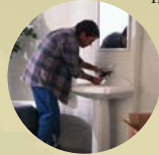


Why a Rental Housing Code?

While most property owners, landlords and property management companies do their best to maintain rental units in safe and healthy conditions, others may neglect needed repairs on their properties. Exterior conditions such as peeling paint, curling roof shingles and dead landscaping may have a negative effect on surrounding property values and breed apathy in a neighborhood. Interior conditions such as adequate cooling and heating, proper plumbing, and correct electrical connections are all necessary to secure the well-being and safety of the tenant. The City of Tempe's Rental Housing Code was adopted in January 1998 to ensure that rental housing units, both single and multi-family units, remain free of deteriorated and slum-like conditions. The code was not designed to settle landlord-tenant disputes. This brochure is intended to provide a summary of Tempe's Rental Housing Code requirements. For more specific information or a complete copy of the Rental Housing Code, please contact, Neighborhood Enhancement at, 480-350-8372 or visit www.tempe.gov/codee/.



- Handrails, in sound condition, are required for each stairway with four or more risers. Guardrails are necessary for each stairway, balcony or porch more than 30 inches above the ground. The openings in the guard-rail enclosures must be a size to prohibit a round object at least seven inches in diameter from passing through or under.



- Locking devices are required for exterior swinging or sliding doors, and on all windows that are designed to be opened and are accessible from the outside.

- Every principle entrance door must have an eye viewer or an adjacent window, which allows a view of the area directly in front of the door.



- In complexes of more than four units, public stairwells, parking lots, exterior entrances and postal box areas must meet specific lighting requirements for safety purposes. Call for specific information on these requirements.

Sanitary Facilities

Every rental housing unit must have sanitary facilities adequate for personal cleanliness, properly installed and maintained, including: Flush toilets, lavatory basins, bathtubs or showers, hot water service of at least 110 degrees, water-seal traps and a reasonable flow of water (not less than one gallon-per-minute).



Safety and Security

For the purpose of safety and security, each and every rental unit within the City is required to meet the following minimum conditions:

- Smoke Detectors are required in each unit and must be in working condition at all times.

Kitchen Areas

A kitchen sink, oven, stove, and refrigerator are all required and must be in sound condition. Reasonable flow of water and water-seal traps are required. Countertops, pantries and cupboards shall be free from holes, breaks or cracks and the surface must be easily cleanable.

Electrical, Lighting and Thermal Environment

Every habitable room shall have two outlets and either a permanent light fixture or a third outlet controlled by a wall switch. Permanent light fixtures are required in each laundry room, bathroom and kitchen. Permanently installed heating facilities, able to provide a temperature of at least 70 degrees, and cooling devices, able to provide adequate cooling (dependant upon the unit type) are required. No oven, stove, range or unvented combustion heater may be used for the purpose of heating a unit.

Doors, Windows and Ventilation

Specific requirements for doors, windows and ventilation are enumerated in the Rental Housing Code. As a summary, each unit is required to have weather-tight exterior doors and windows that provide adequate light and ventilation. Any unit cooled by an evaporative cooler, which is not equipped with upducts, shall have at least one openable exterior opening that is screened. All screens must be in good condition, free from holes, tears or other imperfections.



General Maintenance

Interior surfaces should be free from peeling paint, holes, cracks or breaks, and floor coverings should be free from tripping hazards and in good condition.

Exterior conditions should provide weather-tight, watertight and vermin-proof conditions. Roof coverings should be free of broken, rotted, split or missing materials, and exterior painted surfaces should be free of loose, cracked, scaling, chipping or peeling paint. All landscaping needs to be maintained and shall not present a deteriorated or slum-like appearance.

Swimming pools and spas shall be properly maintained and not present a safety hazard. Stagnant water and insect infestation shall not be permitted to exist on any rental premises. Every supplied facility, piece of equipment or utility shall be so constructed, installed and maintained that it will function safely and effectively and remain in sound condition. Accumulations of junk, trash, litter, debris, or junk vehicles are not allowed on any premises within the City.

Rental Sales Tax

All residential rental units within the city of Tempe are subject to a 1.8% sales tax. For more information, please contact Tax and License at 480-350-2955.

This pamphlet was designed to summarize Tempe's Rental Housing Code.

For more information, questions or to register a complaint, please contact us at:

Neighborhood Enhancement
Phone: 480-350-8372
www.tempe.gov/codee/

Additional Resources

Better Business Bureau	602-264-1721
Community Legal Services	480-833-1442
Fair Housing Office	480-350-8585
Landlord/Tenant Hotline	602-256-3517
Slumlord Hotline-County Attorney	602-372-7586
Tempe Justice Courts	480-967-8857
Tempe Community Action Agency	480-350-5880

In addition to the City of Tempe's Rental Housing Code, the State of Arizona regulates residential rental properties in the Arizona Revised Statutes in chapters 12 and 33. A provision of A.R.S. § 33 requires that all rental properties be registered with the Maricopa County Assessor's Office and that a local agent be designated for each property. For further information on this requirement or to determine if a rental property has been registered contact the Maricopa County Assessor's Office at 602-506-3406 or visit their web site at <http://www.maricopa.gov/assessor>.



Tempe Rental Housing Code Requirements

Development
Services
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