

## Safety & Security

All rental units in Tempe are required to meet the following minimum conditions:

**SMOKE DETECTORS** – Working smoke detector required in each unit at all times.

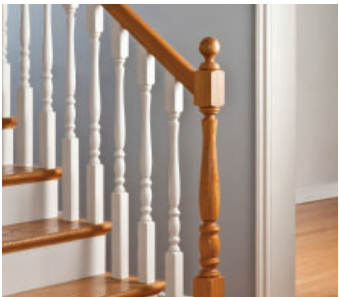
**HAND RAILS** – Hand rails in sound condition required for each stairway with four or more risers.

**GUARDRAILS** – Necessary for all stairways, balconies or porches more than 30 inches above the ground; openings must be small enough to prohibit a round object at least 7 inches in diameter from passing through or under.

**LOCKS** – Locking devices required for exterior swinging or sliding doors and on all windows designed to be opened and accessible from the outside.

**EYE VIEWER/WINDOW** – Every main entrance door must have an eye viewer or an adjacent window that allows a view of the area directly in front of the door.

**LIGHTING** – Specific lighting required in complexes of more than four units, public stairwells, parking lots, exterior entrances and postal box areas for safety purposes. Call for specific information on these requirements.



## Additional Resources

Better Business Bureau	602-264-1721
Community Legal Services	480-833-1442
Fair Housing Office	480-350-8950
Landlord/Tenant Hotline	602-256-3517
Slumlord Hotline- County Attorney	602-372-7586
Tempe Municipal Courts	480-350-8271
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 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 more 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 [www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)



# Tempe Rental Housing Code



## Code Compliance



# 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 discourage neighborhood pride. Interior conditions such as adequate cooling and heating, proper plumbing, and correct electrical connections are necessary to secure the well-being and safety of tenants.

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 provides a summary of Tempe's Rental Housing Code requirements. For more information or a complete copy of the Rental Housing Code, call **480-350-4311** or visit [www.tempe.gov/code](http://www.tempe.gov/code).



# Sanitation & Cleanliness

**PERSONAL CLEANLINESS FACILITIES** – Sanitary facilities adequate for personal cleanliness are required for every rental housing unit and must be properly installed and maintained, including: flush toilets, lavatory basins, bathtubs/showers, hot water service of at least 110 degrees, water-seal traps and reasonable water pressure (not less than one gallon-per-minute).

**KITCHEN SANITATION** – Kitchen sink, oven, stove and refrigerator are required and must be in sound condition; reasonable water pressure and water-seal traps required; countertops, pantries and cupboards shall be free from holes, breaks or cracks and the surface must be easily cleanable.

**OUTLETS & LIGHTING** – 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 required in each laundry room, bathroom and kitchen.

**HEATING & COOLING** – Permanently installed heating facilities, able to provide a temperature of at least 70 degrees, and cooling devices, able to provide adequate cooling (dependent 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 & 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 that 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.

**INTERIOR SURFACES & FLOORING** – 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** – 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.

**POOLS & SPAS** – Swimming pools and spas should be properly maintained and not present a safety hazard. Stagnant water and insect infestation is not permitted 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.

**TRASH & DEBRIS** – Accumulations of junk, trash, litter, debris, or junk vehicles are not allowed on premises within the City of Tempe.

All residential rental units within the City of Tempe are subject to a 1.8 percent sales tax. For more information, please contact Tax and License at 480-350-4311.

This brochure provides a summary of Tempe's Rental Housing Code. For more information, questions or to register a complaint, contact us at:

**Code Compliance**  
**Phone: 480-350-4311**  
**[www.tempe.gov/code](http://www.tempe.gov/code)**