

## What is a residential rental property?

A residential rental property is a property with one or more residential rental units, regardless of whether anyone is currently residing in each unit. The program does not include motels, hotels, rooming houses, temporary houses, or owner occupied units.

## Can I request an inspection?

For more-urgent complaints, the City also provides three ways for tenants to proactively request an inspection by:



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Phone: 503-618-2248

E-mail: [RentalInspection@GreshamOregon.gov](mailto:RentalInspection@GreshamOregon.gov)

Online: [GreshamOregon.gov/MyGresham](http://GreshamOregon.gov/MyGresham)

The City of Gresham and Oregon Landlord/Tenant Laws prohibit retaliatory conduct against tenants for asserting their rights under the code and state law. Therefore, the City will provide the highest-possible protections permitted by law for those reporting violations.



*A carport that is missing a corner building support*

## How are the units selected for inspection?

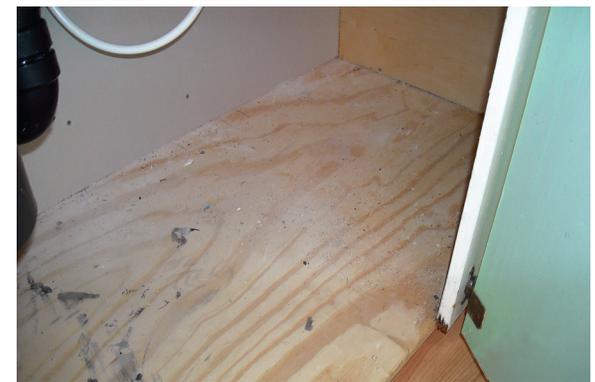
Utilizing a list of all rental properties in the city, the Rental Housing Inspection Program uses a computer program that selects properties and units for inspection. This program is based off of a methodology that identifies properties and units with a statistically random process. Inspections are restricted to those units for which tenant consent has been secured.

## What are the inspection requirements?

- ✦ Properties and units identified are scheduled for inspection three weeks in advance.
- ✦ The owner of the property and identified unit tenants will be sent notification.
  - ✦ The City will provide the owner with consent forms for each identified unit to be inspected. The owner or owner's agent is responsible for posting the units with the notice and consent form.
  - ✦ Each tenant will be sent a consent form within the notification of inspection. The tenant has the option to return this consent or the consent posted by the owner to the City prior to the date specified in the notice. The tenant may allow access to the unit for the purpose of the initial inspection and to be present at any subsequent inspections.
- ✦ The owner or owner's agent must be present at the time of the inspection and by Oregon Landlord Tenant Law must post their own notice to enter to the unit prior to accompanying a City inspector. The City is unable to access a unit on the owner's notification and must receive consent directly from the tenant.

## What happens during and after the inspection?

- ✦ A checklist of criteria will be utilized during the inspection to determine any violations of the International Property Maintenance Code.
- ✦ Following the each inspection, the inspector will complete a checklist for each unit inspected and provide a copy to the owner and the tenant.
- ✦ The inspector will work with the property owner or agent and tenant during the course of the case to resolve any outstanding violations.
- ✦ Once the violations are resolved (or if no violations are found during the first inspection), the owner and tenant will be sent notification that the case has been closed.



*Cabinet under a sink before (top) and after (bottom) repairs*

## Tenant Resources

*Additional resources are available in the Gresham/Portland/Metro area to assist tenants with information on: tenant rights and advocacy; Oregon Landlord/Tenant Law; tenant legal, health, and housing issues.*

**Community Alliance of Tenants** 503-288-0130  
E-Mail: [admin@oregoncat.org](mailto:admin@oregoncat.org)  
[www.oregoncat.org/](http://www.oregoncat.org/)

**Fair Housing Council of Oregon** 1-800-424-3247  
E-Mail: [information@fhco.org](mailto:information@fhco.org)  
[www.fhco.org/](http://www.fhco.org/)

**Human Solutions** 503-548-0200  
E-Mail: [info@humansolutions.org](mailto:info@humansolutions.org)  
[www.humansolutions.org/](http://www.humansolutions.org/)

**Metro Multifamily Housing Association** 503-213-1281  
[www.metromultifamily.com](http://www.metromultifamily.com)

**Multnomah County Legal Aid** 503-224-4086  
**Multnomah County Healthy Housing Program**  
503-988-4247  
E-mail: [HealthyHomes@co.multnomah.or.us](mailto:HealthyHomes@co.multnomah.or.us)  
[www.mchealthinspect.org/](http://www.mchealthinspect.org/)

**Oregon Law Center** 503-295-2760  
[www.oregonlawcenter.org](http://www.oregonlawcenter.org)

**Rental Housing Assoc. of Greater Portland** 503-254-4821  
E-mail: [info@rhagp.org](mailto:info@rhagp.org)  
[www.rhagp.org](http://www.rhagp.org)

**Senior Helpline** 503-988-3646

### Online Resources:

**Oregon Revised Statute Chapter 9 (Landlord/Tenant Law)**  
[www.leg.state.or.us/ors/090.html](http://www.leg.state.or.us/ors/090.html)

**Oregon State Bar (Landlord/Tenant Law)**  
[www.osbar.org/public/legalinfo/tenant.html](http://www.osbar.org/public/legalinfo/tenant.html)

## The Program

*In December, 2007 Gresham's City Council unanimously approved the adoption of a Rental Housing Inspection Program. Using the International Property Maintenance Code as enforced through Chapter 9 of the Gresham Revised Code, the Rental Housing Inspection program is intended to protect the public health, safety and general welfare of tenants by regulating residential rental property. The program establishes minimum requirements and standards for interior and exterior conditions of structures and premises including:*

- Health hazards
- Fire and life-safety
- Protection from the elements

*It also establishes the responsibility of residential rental property owners and provides for administration, enforcement, and penalties for the program.*

## City of Gresham

1333 NW Eastman Parkway • Gresham, OR 97030

### Community Development

#### Rental Housing Inspection Program

Phone: 503-618-2248

Fax: 503-618-2333

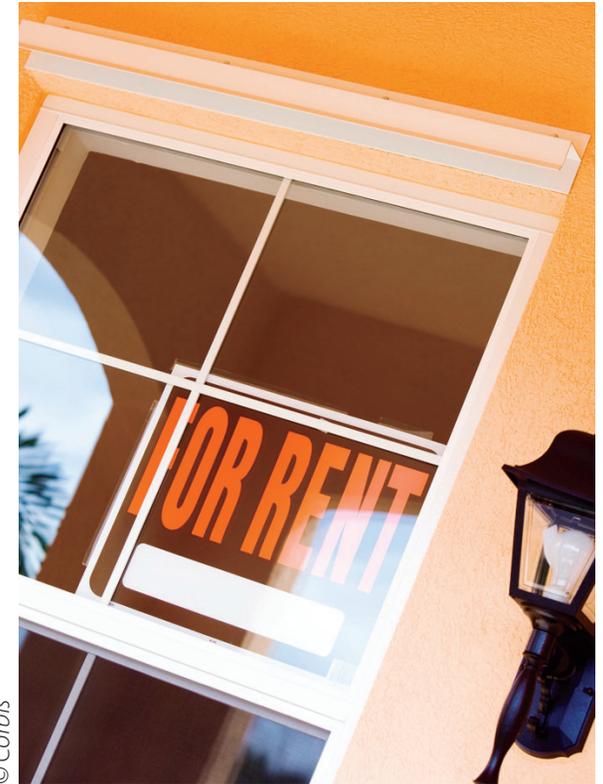
E-mail: [rentalinspection@greshamoregon.gov](mailto:rentalinspection@greshamoregon.gov)

[GreshamOregon.gov/RentalHousing](http://GreshamOregon.gov/RentalHousing)



## Rental Housing Inspection Program

# Tenant Information



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