

Offered by Councilors Liz Breadon, Lydia Edwards, and Kenzie Bok, Flynn, Arroyo, Baker Campbell, Essaibi-George, Flaherty, Mejia, O'Malley and Wu

**CITY OF BOSTON
IN CITY COUNCIL**



**ORDER FOR A HEARING TO REVIEW RENTAL UNIT
CONDITIONS, STANDARDS, AND INSPECTIONS
IN THE CITY OF BOSTON**

- WHEREAS,** The residents of the City of Boston have a right to rental units that provide a stable, safe, clean, and healthy environment, and property owners and property agents are expected to deliver all rental units and properties to tenants and occupants in conditions complying with all applicable codes and ordinances; *and*
- WHEREAS,** CBC 9-1.3 requires non-exempt owners of rental units to register each unit with the Inspectional Services Department (ISD) and generally requires inspections of all rental units every five years to ensure compliance with the State Sanitary Code and the safety of occupants; *and*
- WHEREAS,** Owners who have failed inspections are required to submit plans to bring rental units into compliance with the minimum standards for human habitation for a residential dwelling; *and*
- WHEREAS,** CBC 9-1.4 provides for rental dwelling unit delivery standards and allows for new tenants to request an inspection within 24 hours of moving into a new rental dwelling unit, with ISD inspecting the unit no later than 2 business days of receiving the request; *and*
- WHEREAS,** The ordinance also provides for inspection checklists to be made available to the public to verify that a rental unit meets requirements prior to delivery to new tenants; *and*
- WHEREAS,** Rental unit registration status and information is not publicly accessible, leaving tenants, rental unit occupants, and other members of the public with limited means to determine whether a rental unit is in compliance with City regulations; *and*
- WHEREAS,** Furthermore, CBC 9-1.3 does not currently require rental property owners and agents to disclose all individuals or entities with business ownership interest in a rental unit to ISD during the rental property registration process; *and*
- WHEREAS,** It is critical for the City to maintain effective rental inspection programs to ensure the health, well-being, and safety of tenants and rental unit occupants; *and*
- WHEREAS,** The City must identify and hold accountable residential rental property owners who continually fail to provide tenants with safe, adequate housing; ***NOW, THEREFORE BE IT***
- ORDERED:** That the appropriate committee of the Boston City Council holds a hearing to review enforcement of regulations under CBC 9-1.3 and CBC 9-1.4, as well as strategies to improve rental dwelling unit inspection and registry programs, living conditions for Boston renters and rental unit occupants, and public access to information regarding rental units in the City of Boston including registration status of a rental unit, compliance with CBC 9-1.3 and CBC 9-1.4, and relevant information on the rental property owner's record of delivering safe, adequate housing to tenants, and that representatives of City departments including Inspectional Services, rental dwelling unit tenants and occupants, tenant organizations and unions, and any other interested members of the public be invited to attend.