

RENTAL INSPECTION PROGRAM



WHAT IS THE RENTAL INSPECTION PROGRAM?

Belton's Rental Inspection Program requires residential rental units to pass a basic health and safety inspection every time there is a change in occupancy. Landlords are required to register each unit (\$20 per unit) annually for all rental units in Belton. **The program will go into effect on January 1, 2025.**

Landlords or property managers who do not reside within 30 miles of the dwelling must identify a local point of contact at the time of registration.

WHO PERFORMS THE INSPECTIONS?

Landlords or property managers are required to coordinate inspections with city staff in the Community Development Department.

QUESTIONS OR SCHEDULE INSPECTIONS
EMAIL: RENTAL@BELTON.ORG

VIEW INSPECTION RESULTS



WHEN ARE UNITS REQUIRED TO BE INSPECTED?

Inspections are required when there is a change of occupancy between occupants/tenants.

WHAT UNITS ARE REQUIRED TO BE INSPECTED?

All rental dwellings, rental dwelling units, non-owner occupied residential properties, and multi-family common areas.

Exceptions:

An inspection is not required for dwelling units that are less than three (3) years old based on when a Certificate of Occupancy was issued. This exception only applies to new construction and not remodels or renovations of pre-existing structures.

WHAT IS THE PURPOSE OF THE PROGRAM?

THE GOALS OF THE PROGRAM ARE TO PROTECT THE GENERAL HEALTH, WELFARE, AND SAFETY OF RESIDENTS RESIDING IN RENTAL DWELLINGS.

WHAT ITEMS WILL BE INSPECTED?

- No exposed electrical wires/open electrical and GFCIs tested within 6' of a water source.
- All smoke and carbon monoxide detectors are in proper working order (carbon monoxide detectors are only required in units with gas appliances and/or attached garages).
- Address numbers visible on exterior of unit.
- All interior and exterior handrails and guardrails, stairs, and decks are secure.
- All plumbing fixtures are maintained and in proper working order.
- A safe, continuous, and unobstructed means of egress shall be provided between the public right-of-way and unit entrance.
- All furnaces and water heaters shall be properly installed and operational.
- All exterior doors and windows are working properly.

WHAT HAPPENS IF A UNIT FAILS AN INSPECTION?

If a unit fails an inspection, the landlord is required to resolve any deficiencies and have the unit reinspected prior to occupancy. Additional fees may be applied for repeated reinspections.