

Changes from version dated 1/27/17:

**Rental Housing Improvement Act Ordinance:**

Section 10-1606(a)(2):

[Government Regulated,] Subsidized Residential Rental Units [or those with Government-Sponsored Financing]. Those Properties that are subject to routine inspections by another government agency [or government-sponsored enterprises (i.e., Fannie Mae, Freddie Mac, etc.)].

Section 10-1607(a)

The city shall develop a self-certification program. A Property may be placed in the self-certification program if the Property is inspected at least once every twelve months (plus a thirty day grace period), and re-inspected upon change of tenancy, by a professional property management company licensed by the State of California, and [or] the Owner can provide adequate documentation that such annual and routine inspections take place and the substance of such inspections. Such documentation shall be on forms provided by the city, or forms that the Director determines to be substantially equivalent to those forms.

Section 10-1608(a)(2):

Time for Correction. The notice shall provide a reasonable time for correction. The time shall depend on the time it would take a reasonably diligent person to complete the required action; the potential harm to the public welfare, health and safety; the harm to the tenant or nearby properties; and the extent of the corrections required. Certain imminently dangerous life-safety violations in occupied units ~~may~~ [shall] require immediate correction.

Clarified "taxes" to "business taxes" throughout.

**Regulations:**

Section H.1.b.

[Government Regulated,] Subsidized Residential Rental Units [or those with Government-Sponsored Financing]. Those Properties that are subject to routine inspections by another government agency [, or government-sponsored enterprises (i.e., Fannie Mae, Freddie Mac, etc.)].

Clarified "taxes" to "business taxes" throughout.