

# CITY OF BELTON

## PROPOSED RENTAL INSPECTION PROGRAM



WILL BE UPDATED BASED ON PUBLIC INPUT, THE CODE ENFORCEMENT COMMITTEE, AND CITY COUNCIL.

### WHAT IS THE RENTAL INSPECTION PROGRAM?

Belton's proposed Rental Inspection Program will require residential rental units to pass a basic health and safety inspection every two (2) years and at the time of ownership change. Landlords are currently required to obtain a business license that covers all rental units they own in Belton.

### WHO PERFORMS THE INSPECTIONS?

Landlords will be required to coordinate inspections with a qualified housing inspector from the City's pre-approved inspector list. The qualified housing inspector will inspect each unit for basic health and safety items. A list of qualified inspectors will be provided prior to the effective date of the inspection program (October 1, 2023).

**HAVE QUESTIONS? CONTACT:**  
**DEMETRIUS RAMIREZ - CHIEF BUILDING OFFICIAL**  
**EMAIL:** dramirez@belton.org **CALL:** 816-892-1261

### WHAT UNITS ARE REQUIRED TO BE INSPECTED?

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

#### Exceptions:

- For a building with 5-10 attached units, 1 unit is required to be inspected.
- Buildings with more than 10 units, at least 10% of units are required to be inspected.

### 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 required 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.
- Property shall be free of insect and/or rodent infestation.
- All exterior doors 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. No unit may be occupied without an approved inspection.