



Residential Rental Dwelling Unit (RRDU) FAQ – Frequently Asked Questions



1. What is the purpose of the Residential Rental Dwelling Unit (RRDU) Registration Program?

The purpose of the program is to identify substandard non-owner occupied/rental property and to ensure rehabilitation of those residences.

2. Why was this program adopted?

The Hemet City Council adopted Ordinance No. 1870 on August 27, 2013, establishing the Residential Rental Registration and Crime Free Rental Housing Program, and amended the Ordinance when it adopted Ordinance No. 1873 on October 8, 2013. The City Council identified a significant occurrence of substandard maintenance, unsafe living conditions, and public nuisances in residential rental properties, especially those owned and operated by absentee landlords. Such conditions on rental properties negatively impact the quality of life for surrounding residents and contribute to the decline of surrounding property values.

3. When did the RRDU Registration Program become effective?

The Ordinance became effective on November 7, 2013.

4. Am I impacted by this program? What do I need to do?

If you own residential property that is rented or leased in the City of Hemet, then you ARE required to register your property with the City of Hemet as a Residential Rental Dwelling Unit. Properties will be inspected for life safety, health, sanitation, and maintenance. You will also be required to have a current City of Hemet Business License, finalized Building Permits for all structures or modifications, and have completed all phases of the Crime Free Multi-Family Housing program.

5. When do I need to register my Rental Property(ies)?

If your property has three or more Residential Rental Dwelling Units, then you must register them as soon as possible. By Ordinance, each RRDU must be registered on or before March 31st of each year. In this initial start-up year (2014), Registrations will be subject to a 30-day registration period upon notification. Notification packets are expected to be mailed out on or about August 4, 2014. If your property is a single family rental or a duplex, each RRDU must be registered on or before September 30th of each year. In this initial start-up year (2014), Single Family Registration will be due on December 1st.

6. If I don't get a Notification Packet, does that mean I am exempt from registering my rental property?

No. The City makes a tremendous effort to track rental properties in the City, obtain current ownership information, and notify all property owners about the RRDU and Crime-Free Multi-Family Housing Programs. However, ALL rental properties are required to register whether or not the owner received a notification packet from the City of Hemet.

7. Does my property need to be inspected?

Yes. Inspectors will field verify exterior property maintenance and 30% of the units for a standard registration or 15% of the units of you qualify for "Landlord in Good Standing" designation. Once your registration packet is deemed complete, inspections for your rental property will be scheduled and you will be notified of the date for your inspection. The amount of time before your inspection actually occurs will vary based on the volume of applications received and the number of units already scheduled for inspection.

8. Do I need to be present for the inspection?

Either the property owner, property Maintenance Company, or an on-site manager must be present for the on-site inspection. In addition, please ensure that any rental unit tenants are notified a minimum of 24 hours in advance if their unit requires inspection, and that tenants secure their pets. Failure to do this could cause you to fail your inspection.

9. Who will be conducting the inspections?

Certified City of Hemet Building Inspectors, Code Enforcement Officers, and Fire Department representatives may conduct inspections or re-inspections depending on the types of issues encountered on the property.

10. What are the inspectors looking for?

Most inspections will be exterior only unless requested by the tenant or owner, however, a minimum of 30% of the inspections will cover the interior of the units. The Inspector has a checklist that includes but is not limited to:

- Exterior finish
- Hot and cold running water
- Windows free of cracks
- Smoke detectors and CO detectors
- Weed and trash issues
- Electrical and plumbing in working order and in compliance with codes
- Property Maintenance
- Compliance with all adopted codes and ordinances

An inspection checklist brochure can be obtained from the Community Development Department front counter or webpage, or by clicking [here](#).

11. How much is this going to cost?

Residential Rental Dwelling Unit Registration (per location)

Initial Registration Fee	\$140.00
Annual Renewal Fee (not applicable for LLGS properties)	\$91.00

Standard Registration Inspection Fees:

Single Family Residential and Duplex Structures	\$62.00
Multiple Family Properties containing 3-25 Dwelling Units	\$182.00
Multiple Family Properties containing 26-100 Dwelling Units	\$168.00 + \$21.00 per unit x 30% of total units
Multiple Family Properties containing 101-199 Dwelling Units	\$210.00 + \$21.00 per unit x 30% of total units
Multiple Family Properties containing 200 + Dwelling Units	\$252.00 + \$21.00 per unit x 30% of total units

Landlord in Good Standing Inspection Fees:

Single Family Residential and Duplex Structures	\$42.00
Multiple Family Properties containing 3 + Dwelling Units	\$84.00 + \$21.00 per unit x 15% of total units

12. How does this program benefit property owners?

Although there are direct start-up costs to property owners, they benefit in many ways. Through this program, properties will be certified as having met basic inspection requirements for safe housing; involvement in the crime-free multi-family housing program will assist in removing problem tenants; and properties will be well-

maintained and attractive. These are the kinds of things prospective tenants look for in rental housing, and can lead to higher property values and higher rents.

13. I heard about a “Landlord in Good Standing.” What is that, and how do I get that designation?

Ordinance No. 1873 allows RRDU owners to apply for the “Landlord in Good Standing Designation,” which provides a fast-track registration and inspection service with reduced fees for property owners having demonstrated an excellent record for property maintenance and control over their rental properties - free from crime, nuisances, and other unwanted behavior. In addition, this designation remains in place at no annual cost in subsequent years, unless the Landlord in Good Standing designation is revoked by the City pursuant to Section 18-470(F) of the Hemet Municipal Code, or ownership changes. New owners may reapply for this designation. For more information about this program, and Fee Schedule, click [here](#).

14. Is maintaining my landscape a requirement?

Landscape Plan Review and Approval Required: Landscaping: Landscaping must be maintained in good condition, in all yards, planters, and parkways. Remove all overgrown or dry vegetation. Groundcover and plants must be well-maintained, and the front and street-side yard areas must have the appropriate amount of live vegetation (trees and shrubs), pursuant to Hemet Municipal Code sections: 30-32.120; 90-317(c), 90-386 (8), and the City’s adopted Residential Design Guidelines from the date of the correction notice, the applicant has thirty (30) calendar days to complete the work as approved by the Community Development Director or her designee. If there are circumstances that require additional time, please contact the Code Compliance Officer to request for additional time. Hemet City Hall is located at 445 E. Florida Avenue. Any landscape questions can be submitted to hkang@cityofhemet.org or call at (951) 765-2456. Owners/ Property Managers are encouraged to contact the Planning Division for a free consultation on landscaping requirements.

15. What happens if I choose not to comply?

Should an owner fail to pay the annual fees or inspection fees required of this program, or violate any other provision of Ordinance No. 1873, the City may issue an administrative citation, issue a notice of intent to abate, is authorized to recover any and all fees, plus accrued interest and penalties, using any remedies authorized by law. In extreme circumstances, this may include a petition to Riverside County Superior Court for the appointment of a receiver over the property.

16. How do I get more information about this program?

Additional program information is available in person at the Community Development Department located at 445 East Florida Avenue, Hemet, CA 92543, by telephone to Casandra Marin at (951) 765-3893 or Cindy Herzog at (951) 765-2377, or by clicking [here](#).