

Contact Information

For more information on the Rental Certificate-of-Occupancy program please contact one of the following:

Keith Smith

Building Official

Phone: 972-216-6213, option 3

Walt McKenzie

Residential Building Inspector

Phone: 972-216-4170

Glenn Woodham,

Residential Building Inspector

Phone: 972-216-4171

Thyme Fordham

Senior Permit Technician

Phone: 972-216-6213, option 3



Addressing Mesquite

RENTAL INSPECTION PROGRAM

P.O. BOX 850137

Mesquite, TX 75185-0137

www.addressingmesquite.com



Inspection results can be viewed online after 5:00 p.m.

www.cityofmesquite.com/building_inspection/rentalco.php

Like many of the older cities in the metro area, some of the homes in Mesquite's most established neighborhoods are starting to show their age. To address these neighborhoods with building condition and other critical issues that affect the quality of life, the City Council on May 16, 2005, approved a program called:

ADDRESSING MESQUITE



A major component of **Addressing Mesquite** is the Single-Family Rental Certificate-of-Occupancy (RCO) Program. The RCO program involves conducting interior and exterior inspections on all single-family and duplex rental homes throughout the City before tenants can occupy the home. The inspection covers a wide variety of areas in and around the home.

The rental properties are expected to meet the minimum standards set forth in the 2003 International Property Maintenance Code and the International Residential Code that have been adopted by the City Council.

RENTAL CERTIFICATE OF OCCUPANCY

Upon a change in tenants after August 1, 2005, the home will require an interior and exterior inspection in order to obtain a Rental Certificate of Occupancy. When the new tenant applies for a water account, the Building Inspection Division will automatically receive a request for inspection. The inspection will be performed the following business day. There is no fee for the CO or the inspection.

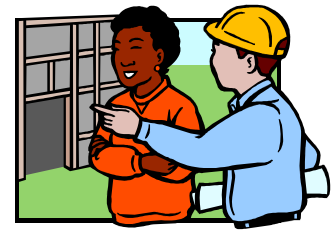
If violations are reported on the property, the repairs need to be made prior to the tenant occupying the dwelling. However, if the violations are minor and do not affect the safety of the occupant, the landlord may request a temporary CO for a specific number of days to be determined by the building inspector. If a temporary CO is granted, all pending repairs must be completed and re-inspected by the expiration date. **IT IS THE RESPONSIBILITY OF THE LANDLORD TO CALL FOR RE-INSPECTION WHEN ALL VIOLATIONS HAVE BEEN CORRECTED.** Re-inspections should be called in to our automated line at 972-329-8505, option 3.

The landlord can also obtain a pre-inspection prior to renting a unit by calling 972-329-8505, option 3. If no violations are recorded, the inspector will leave a green tag on the property that is valid for 30 days from the date the property passed inspection. The future tenant will present the green tag to the Water Department when applying for water in order to get same day service. If the green tag is lost or has expired, please call 972-329-8505, option 3, for information on obtaining a replacement.

INSPECTION CHECKLIST

The inspection will cover the house, accessory structures and the property. The list below indicates the areas of the property that the residential building inspector will inspect:

- Unsafe Structure
- Property Sanitation
- Sidewalks/Driveways
- Accessory Structure
- Pools, Hot Tubs, Spas
- Extermination
- Exterior Building Conditions
- Interior Building Conditions
- Plumbing Systems
- Water Systems
- Sanitary Drainage
- Combustion Air
- Electrical Hazards
- Smoke Detectors
- Mechanical Equipment
- Security Devices



A more detailed inspection checklist is available on-line at:

www.cityofmesquite.com/building_inspection/rentalco.php