

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

General Information

Phone: 972-329-8720, 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. On May 16, 2005, the City Council adopted Addressing Mesquite, a program designed to improve building conditions and deal with other problems that affect the quality of life in our neighborhoods. A major component of **Addressing Mesquite** is the Single-Family Rental Certificate of Occupancy (RCO) Program.



RENTAL CERTIFICATE OF OCCUPANCY

A rental property must successfully pass an interior and exterior inspection in order to obtain the RCO. The rental properties are expected to meet the minimum standards set forth in the 2006 International Property Maintenance Code and the International Residential Code that have been adopted by the City Council.

To arrange for an inspection the landlord must call 972-329-8505, option 3, or request the inspection online at www.cityofmesquite.com/building_inspection/rentalco.php. If requested prior to 4:00 PM, the inspection will be performed the following business day. Inspections requested after 4:00 PM will be done on the second business day following the request.

There is no fee for the RCO or the inspection. However, if a rental unit is occupied prior to inspection, the City will assess the property owner a \$100 administrative fee* to defray the expense to the City of inspecting an occupied unit. The fee must be paid before inspectors can conduct a reinspection or issue a certificate of occupancy.

If no deficiencies are recorded during inspection of an unoccupied property, the inspector will leave a green tag on the property that is valid for 30 days from the inspection date. The future tenant will present the green tag 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.

If deficiencies are recorded, the landlord must correct the deficiencies and request a reinspection. **IT IS THE RESPONSIBILITY OF THE LANDLORD TO CALL FOR REINSPECTION WHEN ALL VIOLATIONS HAVE BEEN CORRECTED.** A reinspection fee* of \$50 may be charged if there has not been a good faith attempt to correct all of the problems with the unit.

Effective June 1, 2009, no RCO shall be issued for a rental dwelling unit until the owner has paid all perfected liens of whatsoever nature attached to the property in favor of the City of Mesquite. Outstanding liens can be paid at the City of Mesquite Tax Office.

To avoid the inconvenience of postponing occupancy of a rental unit, landlords should resolve all property liens in a timely manner. Questions regarding outstanding liens should be directed to the Tax Office at 972-216-6266.

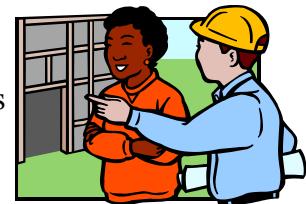
*Fees can be paid at Building Inspection, 1515 N. Galloway Ave.

In some cases, if the violations are minor and will not affect the safety of the occupant, the landlord may request a temporary certificate of occupancy. If granted, pending repairs must be completed and reinspected by the expiration date. The landlord must request a reinspection by calling the automated line at 972-329-8505, option 3, or by making the request online. **IT IS THE RESPONSIBILITY OF THE LANDLORD TO CALL FOR REINSPECTION WHEN ALL VIOLATIONS HAVE BEEN CORRECTED.**

INSPECTION CHECKLIST

The list below indicates some of 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 Conditions
- Interior 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