

Rental Unit Conservation Law Survey

SURVEY RESPONSE REPORT

16 January 2026 - 08 March 2026

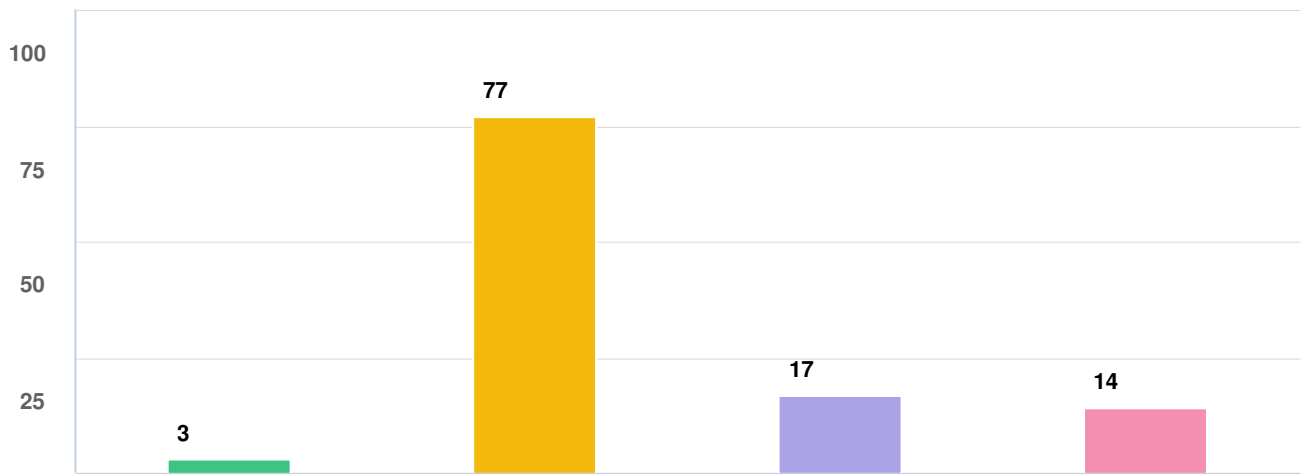
PROJECT NAME:

Residential Rental Inspections



SURVEY QUESTIONS

Q1 What category best represents you? SELECT ONE

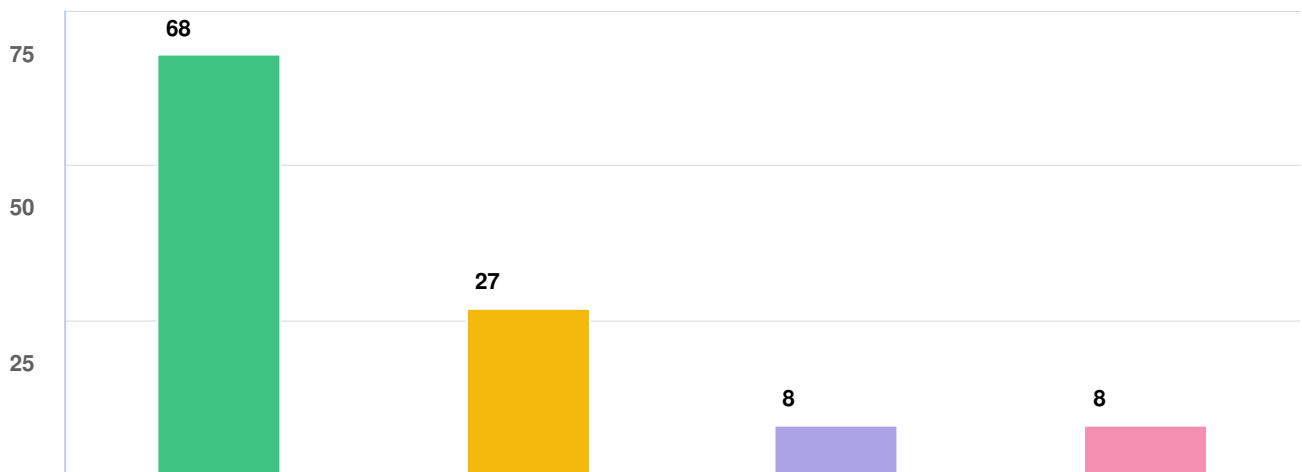


Question options

- Other (please specify)
- Rental property owner/manager
- Tenant
- Interested community member

Mandatory Question (111 response(s))
Question type: Checkbox Question

Q2 How familiar are you with Columbia's current rental inspection program? SELECT ONE

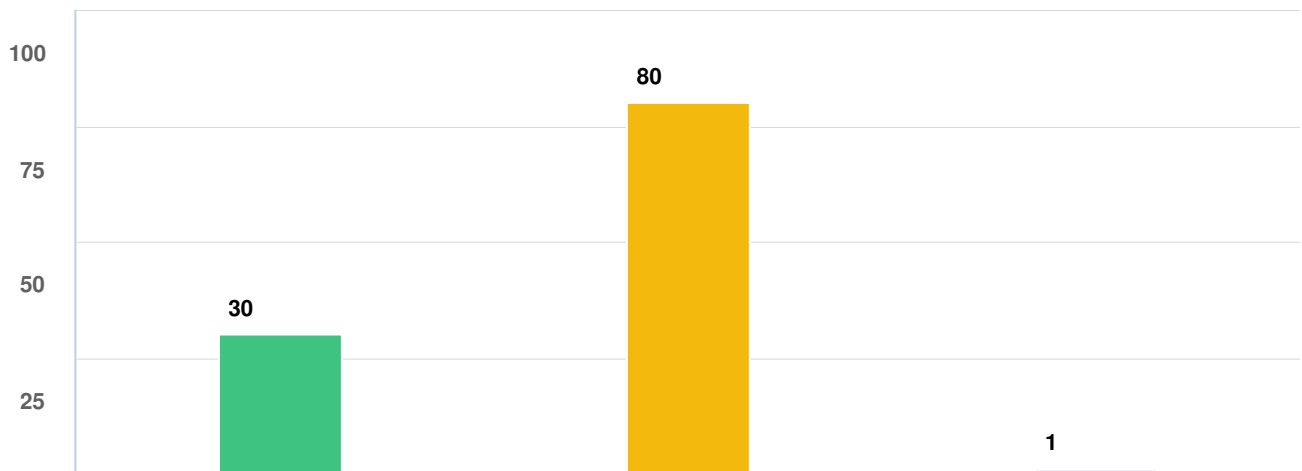


Question options

- Very familiar
- Somewhat familiar
- Slightly familiar
- No knowledge

Mandatory Question (111 response(s))
Question type: Checkbox Question

Q3 Do you believe that the City of Columbia should increase the frequency of inspections? Currently, the City of Columbia insp...



Question options

- Yes
- No
- Unsure

Mandatory Question (111 response(s))
Question type: Checkbox Question

Q4 Why did you choose your response for Question 3?

djgrith

1/20/2026 01:13 PM

Frequent inspections seem redundant for a compliant house. Houses really don't change that much in 5 years. It could also become another cost that increases rent prices.

kaufmannjr

1/20/2026 05:45 PM

Maintenance issues are somewhat random. Landlords might piecemeal a temporary fix knowing that the city is x years away from reinspecting. Having for frequent review would prevent these scenarios. Additionally, since a good portion of the tenants in the city are students, their turnover in properties would prevent abuse of cleaning fees/fines, etc if the city was in these units more often.

ryan.westwood

1/21/2026 10:17 AM

1) Rental units change owners and tenants more frequently than other residential properties. 2) The housing crisis is squeezing tenant leverage and loosening landlord standards.

amanda61502

1/21/2026 03:04 PM

More frequent inspections increases the cost for property owners/managers since inspectors need to meet an owner/manager for the inspection. These costs are passed through in the form of rent increases to residents. The City recently moved from physical inspections every 6 years to a physical inspection every 5 years. Unless there is evidence that a physical inspection every 5 years is not sufficient for code compliance, then I don't see any reason to shorten the inspection window. An alternative could be an exterior inspection performed by an unaccompanied inspector every 2-3 years.

reidtwilson34

1/21/2026 03:19 PM

It costs property owners money to have these inspections. The main aspect in the inspections are smoke detectors and the life span on most smoke detectors is 5-10 years which complies with the city's current frequency of inspections. More frequent inspections will ultimately drive up the cost of rent which is already out of hand in Columbia. The lease is between the property owner and tenant, the city is irrelevant.

BeverlyGuasti

1/21/2026 03:44 PM

Five year frequency is often enough to catch items needing repair. Higher frequency increases cost to the city and to the landlord. If a tenant has a concern they can always complain and the issue will be addressed. We do not need more government. We are motivated to maintain our rental property to preserve our investment. We do not

need to be told to maintain our buildings.

Linda Coats

1/21/2026 04:25 PM

Every 5 years is sufficient, and saves time for owners and city inspectors

Nancy Morton

1/21/2026 04:47 PM

It has already increased from every 6 years to every 5 years. Unless there are ongoing problems with a Property I don't see the necessity to inspect more often.

Aelmore

1/21/2026 04:56 PM

The city only recently changed their inspection frequency. If a unit passes a 5 or 3 year inspection is usually pretty similar. 5 years allows a more complete inspection with potentially less city labor.

Mcghee65203

1/21/2026 06:20 PM

It used to be every 3 years for HVAC inspection and then 6 years for physical inspection. Five years is fine. We keep our property in good condition and tenants can always call City to complain which causes a physical inspection by the City.

Canda

1/22/2026 08:50 AM

Increase cost to the city, landlord and tenant with very little improvement in the outcomes.

blawler

1/22/2026 09:50 AM

5 years is the upper limit. 3 years might be better to ensure smoke/co detectors and other items are in place and structure is safe as tenants seem to remove/ disconnect these due to failure of the item

tomcat3b

1/22/2026 10:09 AM

You just changed the frequency from six to five a year ago. This causes more labor and material costs which have to be passed on to the tenants. Inspections more often will cause even higher rent increases which hurt the very people you're trying to help.

MelonyRoe

1/22/2026 12:48 PM

I believe it creates an undue burden on property owners. We have to pay for a certified HVAC inspector to check every single unit, we disrupt our residents with the inspections, and we have to pull staff to be onsite with the inspector and the HVAC inspector.

jcmeyer128

1/22/2026 12:51 PM

The only issue that I have every had on inspection is that one of my units had a couple of smoke alarms that were out of date. More frequent inspections will not benefit the tenants or the public but will drive up costs for the landlord which will be passed on to the tenants.

NanCcan

1/22/2026 12:56 PM

Too many Columbia landlords are renting substandard units. I don't know whether they bribed someone to pass their units on previous inspections, or inspection standards have been GREATLY reduced from when I was a renter. I was one of the people/homes the inspectors practiced on, so I know what is required to pass and apartments I've seen in Columbia in the past 10 years have been appalling!

SRNdive

1/22/2026 01:29 PM

The process was recently updated, with the support of the Columbia Apartment Association which increased the frequency of inspections while streamlining the process. For problem situations, there is a process to allow a tenant to file a complaint and have an inspection performed sooner. Let's not raise the difficulties and affordability of all properties when the system has a way to address this if there is a need.

BSC-lisa

1/22/2026 01:30 PM

Properties that are properly maintained should not be treated the same as properties in frequent state of disrepair.

leam

1/22/2026 01:34 PM

The time and cost to tenants and landlords.

Jdean325

1/22/2026 01:38 PM

Property should be inspected when built ,occupancy class changes or there's a complaint

n2ball4life

1/22/2026 02:29 PM

Tax dollars are to be used for necessities only. Rental owners are not stupid nor do they need hand-holding. They are fully capable of obeying rules. The check and balance are the opportunities for renters to complain and seek recourse if they are being treated in opposition to lawful requirements already in place. This is not a situation where children need to be babysat. There are far better ways to spend taxpayer dollars and/or man-hour resources than by increasing the frequency of inspections.

George

1/22/2026 05:28 PM

The houses I manage are newer and the inspectors never find anything wrong. I liked how we could do the HVAC only every other time as a reward to having a clean inspection. Essentially you reduced the years between full inspections by removing the HVAC only inspection on well maintained houses.

wendyswetz

1/23/2026 08:31 AM

Every 5 years is enough. If things aren't working in a unit, we have to fix them anyway

kerryc123

1/23/2026 08:40 AM

a lot of landlords don't stay up to date on safety

JDE

1/23/2026 09:03 AM

Currently, with inspections every five years, maintaining a certificate of compliance is burdensome and expensive. Increasing frequency would increase this load on landlords.

thompsonkris

1/23/2026 09:29 AM

As owners of a single unit mid-term rental condo who live outside of town and barely break-even on our rental, more frequent inspections would be quite a hassle for us to attend and a significant cost (especially if HVAC reinspection is required). In addition, it is my impression that the inspections rarely catch new violations for properties that have been in-compliance in the past.

Mbeck

1/23/2026 09:43 AM

Rental properties are being held to a higher standard than owner occupied homes. Additionally, we should focus our resources on other, more important issues.

Lori9091

1/23/2026 09:59 AM

I feel the properties are inspected frequently enough.

bakerteamproperties

1/25/2026 01:05 PM

I think the fees you charge are too high and do not want to pay them any more than we have to.

NeonDeone

1/26/2026 10:54 AM

I have my rentals and inspections from the program's inception. I'm usually fortunate enough to go 6 years between inspections (a 3-year renewal only requires an HVAC inspection) because my inspections are clean, and if something comes up during that period, I take care of it immediately. Now that the method and timing have changed, I am subject to full reinspections at the three-year mark. The "carrot" is that I won't have to do it again for five years if my inspection is clean. Yippee.

RayBatt

1/26/2026 01:57 PM

Do not need additional oversight/cost

sherir

1/26/2026 04:01 PM

I am not happy with the inspections as they are currently done. It can be inspected and passed and at the next inspection something that

previously passed will now be sighted and incorrect.

4438623@gmail.com

1/27/2026 05:16 AM

Unnecessary with tenant complaint process

jmbrodhacker

1/28/2026 09:40 AM

Rental inspections have become increasingly more expensive, with not only the City cost but also the cost that go along with HVAC inspections, anyone else involved with them. If a property owner does not have violations with their rental property and is not a repeat offender, there should be no reason they should be subject to more frequent inspections, which is only going to increase their basis/cost to run that property, which in the end will lead to the rent having to be increased to cover those cost.

shaneh445

1/31/2026 03:26 PM

5 years is a long time. Who knows how many people come and go

Dlammon08

2/04/2026 08:13 PM

The way my apartment has been patched up and resold in the past 3 years alone is atrocious. Theres various very clear violations as a past homeowner. These property groups DO NOT CARE.

bflo

2/05/2026 08:48 AM

I think an inspection every 5 years is adequate for a responsibly maintained house.

lnbz7c

2/05/2026 09:46 AM

I think it's appropriate to reinspect more frequently at the request of the owner or tenant but isn't necessary otherwise.

Sunshinerental

2/05/2026 09:52 AM

Five years is reasonable. The inspection fee should be lower

Mark O'brote

2/05/2026 10:10 AM

The current program allows for an increase in inspection frequency based on complaints. Increasing all units to be inspected more frequently will unnecessarily increase the hours needed for inspection, increase the costs, and make rental properties less affordable.

6520???:Citizen

2/05/2026 10:47 AM

Well-maintained rental properties are already subject to more oversight than owner-occupied homes. Increasing inspections without cause is unnecessary and inefficient.

Nick Riley

2/05/2026 11:33 AM

Tenants having the right to have the city do an inspection if their is an issue. For smaller property owners, increased frequency will likely put them into a difficult financial position since inspections always result in financial expenditure. It is the job of the inspector to find problems, which is good for public safety and making sure others are kept safe. That said, I have yet to hear of someone ever getting an inspection and passing the first time. There is a greater possibility of this forcing out smaller property owners who are trying to build up a next egg for retirement.

TomT

2/05/2026 12:29 PM

The cost of inspections are factored into the monthly rent - increased inspection frequencies will result in higher rents. The change to the five year inspection frequency is a recent change that everyone seemed to feel ok about. Let's give this some time to evaluate whether this is the appropriate frequency. I believe that the ability for additional interim inspections to be completed based on valid complaints can address properties that are not being properly maintained without interfering or inconveniencing with owner / managers that are 'doing the right thing' with their properties. Common complaints about owners / managers not responding to maintenance items happen on an irregular basis irrespective of the inspection cycle. Going to an extreme, the only way to fully address this would be monthly inspections which is not reasonable.

Arnezmichael

2/05/2026 12:32 PM

Increased inspections would deter me, and probably other landlords, from acquiring more or building more properties in Columbia. Increased regulations and burdens make it more expensive and time consuming to operate in Columbia.

Relidholm99

2/05/2026 12:32 PM

I think it should be a case-by-case basis. I take pride in my rentals and maintain them VERY well. The added cost of additional inspections seems unfair for someone like me.

mmechlin

2/05/2026 01:54 PM

I think 5 years is adequate and reduces the strain on the Neighborhood Offices staff.

Tamela

2/05/2026 02:03 PM

It takes time out of my schedule and work to do walk through inspections for both parties. I pass inspections and understand what things need to be kept up to date to have good property and good tenants. More inspections would not keep my property nice.

FrankieM7

Conditions can drastically change in 5 years, especially for properties

2/05/2026 04:07 PM

with frequent turnover (e.g., student-focused housing). Some of those conditions can be annoying or unsightly (e.g., tall grass), others can be threats to safety (e.g., non-functioning smoke or carbon monoxide detectors). As a new renter (less than 1 year), I'm unaware of how tenants are notified when the inspections are occurring, what will be inspected, and what they (tenants) can do to prepare for the inspection. After the inspection, it would also be helpful to inform the tenant of which corrective actions are their responsibility and which are the responsibility of the landlord.

Tlandes13

2/06/2026 08:11 AM

The rentals I manage are mostly upscale and we keep very good care of them. I feel it is unnecessary to have the units/homes inspected on a frequent basis. It bothers the tenants and is a waste of money and time all around.

PetalLogic

2/06/2026 08:47 AM

It is a major hassle to warn all the tenants their home could be inspected and deal with the ones who don't like it. Once every 5 years seems about right for furnaces and smoke alarms, although I didn't have a problem getting furnaces inspected every 3 years.

marla.portra

2/06/2026 08:58 AM

This is a hassle and an added expense for responsible property owners and their tenants, and a disruption to tenants' quiet enjoyment of the property. For the City, this will also be an added expense due to the increased time commitment for City employees to conduct more frequent inspections. This leads me to assume that there would be a subsequent increase in taxes for Columbia property owners, or specifically rental property owners, or a reallocation of already stretched-too-thin funds. For property owners, this could lead to notable rental fee increases to cover the added expense, furthering the issue of affordable housing.

Paul Eggeman

2/06/2026 09:10 AM

The city barely has enough inspectors for inspecting at the current rate. There is already a method for problem property to be inspected at a more frequent rate

Proudofpaige

2/06/2026 09:46 AM

It is expensive to keep paying for the inspections especially when you have multiple properties and is an inconvenience to the tenants who have to coordinate and they don't like when I have to schedule people to go in their space. I have to deal with complaints every time because they don't like anyone "snooping around" and feel uncomfortable when it isn't necessary. It is their home and they deserve their privacy. If a property has red flags that warrants more frequent inspections that is one thing but for those of us with good

tenants, good properties, and that keep things up it is costly, a hassle, and unnecessary.

paprevo

2/06/2026 01:06 PM

It should be tenant / or complaint driven. Forcing tenants to allow strangers into their property is wrong and could be considered a violation of their rights if it is seen as forced entry without their approval or consent.

MrShiv

2/06/2026 03:14 PM

Five years is already more frequent than the previous six-year inspection cycle. Inspections are onerous, especially for small "mom and pop" style owners. I have no desire for even more frequent inspections.

Mmckim

2/08/2026 09:33 AM

Every 5 years is a good period of time. Yearly is too often and the hardship put on landlords and tenants will be too much. It takes time to set up inspections with the tenants, meet inspectors and it is very costly. There is already a system in place where tenants or neighbors can complain and have an inspector come by if there are issues that come up without the need for a formal inspection more often. Need to leave it at 5 years.

nbyrd81

2/08/2026 02:34 PM

I think 5 years is a good time spacing. I have properties in other states and cities as well. Columbias process is one of the best and smoothest to work with. Checking for basic safety things is important.

rjperkins

2/09/2026 10:09 AM

Because I have children who rent from various landlords and continually complain about the lack of timely addressing of issuing; the lack of energy efficient amenities, even basic items like weatherstripping at doors and un-failed window seals.

Aaron Duncan

2/09/2026 10:20 AM

Single family homes should be inspected one time at the beginning of service and no other times. Heating inspections should be required every 3 years. First, if the property is not up to standards it will not rent. Second, if the standards are not maintained, the tenant has access to the city for help resolving any issue. Third, if the issues are not resolved the tenant can simply move at anytime. No judge is going to side with the landlord if the house is not safe and sound. Forth, you add cost to the tenant. You are not protecting the tenant, you are burdening them with increased rent. The landlord does not pay those fees. This is a business like any other and the cost is passed on to the tenant. Fifth, you are being prejudice against renters by requiring renters to submit to inspections on the interior of their

homes that you do not require of their neighbor. This may even be unlawful. It is required to get a warrant from a judge to enter the home of a homeowner, but you are mandating it for a tenant to live next door in a home they rent. Sixth, the tenant is required to maintain their home in the same condition as they received it. These are not apartments with maintenance people, they are single family homes. I often never enter a home I rent except for these inspections. They have a right to quiet peaceful occupancy the same as their neighbor that owns their house. If a tenant removes the handrail in order to move appliances to the basement and does not reinstall it, that is their choice, if they do not replace batteries in smoke alarms or co2 detectors, that's their choice. The same as their neighbors. If I have to correct these items at inspection, do not be fooled into thinking I'm going to pay for these corrections. I pass that bill directly back to the tenant for whatever the costs are including the inspection. It's the tenants responsibility to keep the home in the condition they received it in. This also applies to the grass and landscaping outside. Single family homes require more responsibility than an apartment. Not everyone is willing or able to manage a single family homes, but for those who choose to live in a single family rental, they should be able to do so without governmental interference.

jessiek1923

2/09/2026 10:44 AM

1. Increased costs for landlords due to more frequent inspection fees. These will be passed down to the tenants and create even HIGHER cost of living for tenants. Landlords will not absorb these fees. 2. Increased staffing costs for the City of Columbia. It does not make sense to add additional costs to our budget when MANY things in city could use the funds elsewhere. 3. Inspections can be stressful for tenants. They have to take off work to allow access or to manage pets in the home. They feel their space is invaded and it is usually at least twice due to the gas HVAC inspection as well. It is disruptive to their daily lives. 4. No other community around Columbia has this compliance program, so you are encouraging landlords to purchase outside of the city, instead of providing housing options inside the city limits. Every 5 years is ample opportunity to inspect the property and request updates.

McAttendant

2/09/2026 12:40 PM

Increasing the frequency of inspections will increase costs which is always passed along to the consumer (leading to increased rent and less housing affordability for tenants). I understand the need for increased inspections on absentee or malevolent property owners (landlords) and/or property managers, but the system should not be designed to increase costs on all tenants when you can easily target only the property management companies who have a demonstrated history of failing inspections.

GAecx

2/09/2026 07:56 PM

As a small time property owner we take care of our properties. The big companies that own 10+ may need more inspections

Nighttyme

2/09/2026 10:56 PM

I work with college students and there are frequent, chronic issues that appear to be plaguing the rental pool. I also know someone who rents properties and the things he gets away with are devastating.

Jay

2/10/2026 08:43 AM

I don't believe the city should have anything to do with a piece of property I own and the agreement I make with a tenant.

gcdlad

2/10/2026 11:45 AM

For those of us who maintain high quality properties, what benefit from these inspections do we receive?

keyabeamer

2/10/2026 07:36 PM

being able to have direct contact with your apartment/landlords allows for problems to be fixed at a reliable pace. and provides for what the tenants pay for.

Perplexed

2/10/2026 08:27 PM

My current complex is understaffed; maintenance requests 10 months ago. One person does maintenance for 215 apartments.

bevjean

2/10/2026 10:16 PM

I have heard from many fellow citizens that landlords don't keep hospitable conditions. I think there should be consideration of getting better inspection standards. In my current apartment and houses rented out to friends, I have seen that many units clearly don't get thoroughly cleaned or inspected between tenants. You can usually expect the carpet to be shampooed at a minimum, but I have moved into units that I have to thoroughly clean as I move in. I think landlords should be held to the standard: if you would not spend even a night there, is it okay to house someone there indefinitely?

mtcly

2/10/2026 10:49 PM

I have lived in a rental unit that was absolutely not up to code, and (unbeknownst to me) had an expired rental certificate of compliance. I feel as though larger rental companies in our community are extremely predatory towards young and/or low income individuals. There is much power in knowledge - knowing your rights as a tenant is extremely important, however most people may not have the financial power or feel they have a voice to speak out about violations to their rights. That leaves them stuck in a living environment that is uninhabitable, and may continue to be so, until it's time for an inspection.

claysidmom

2/11/2026 10:53 AM

I have known far too many people renting in Columbia with problems such as mold, pests, etc.

gabijacobs14

2/11/2026 11:07 AM

Issues in houses that are even cared for in a short amount of time. There are property owners that are responsive and a lot of property owners monopolizing the market who aren't responsive to issues that arise. There are far too many horror stories of major issues not be fixed at all or at a much later date, with the cost falling on the tenant through them not getting their security deposit back.

Chrispy

2/11/2026 12:53 PM

There are far too many rental units in Columbia that have subpar living conditions. Multiple rental companies make millions of dollars a year without updating units or adding any amenities.

Enyartr

2/11/2026 02:47 PM

As a tenant, I feel that there is a lot of "work" or whatnot close to when these inspections happen and then the other 4.9 years it's nothing. They only care every 5 years, not consistently for the benefit of tenants.

mbrown

2/11/2026 03:02 PM

As a tenant and a former Mizzou student, I have seen rental units that myself and my friends have lived in that were terrible and landlords should be held to higher standards. If they are going to use their capital for passive income, they should at least have to keep their properties habitable.

Seele

2/11/2026 03:19 PM

While 5 years may seem reasonable, so much injustice can be done within that time frame and many people are uninformed of their rights and can be truly stuck in legally uninhabitable conditions. Any increase in inspections will ensure safe and sanitary conditions for such people.

nerfnada

2/11/2026 03:51 PM

The current system works well for the owner/operator as well as the tenant. The relationship between the operator and the tenant is the basis to a well managed property, and a satisfied tenant. A third party should only be intervening at the request of the tenant, after the operator is non-responsive. That should be the system.

Willsm

2/11/2026 08:35 PM

Deter crappy slumlords from shafting tenants

Acdqn9

I rent a home built in the 50's. The actual owner lives out of state (per

2/11/2026 10:44 PM

records) and has made none of the necessary upgrades. My landlords are mostly great, coming at the beckon of a problem, etc. Unfortunately the fact that I've lived in my home for 4 years and will be leaving soon due to nearly monthly plumbing issues is a shame. Every drain is a problem and what even my landlord calls a "drain debacle". The clothes washer has to be monitored the entire cycle for flooding (we keep a 13 gallon trash can next to it for overflow and cannot leave it unattended.) Currently dealing with sediment backup in my shower and toilet despite not flushing TP for months now. Just constant frustration. I actually don't truly fault my landlord, I fault the out of state entities who are allowed to own properties and don't care AT ALL about them. Side note - sooo many windows in our home are cracked or broken. Fence fell down during a storm and the landlord put up chicken wire and NEVER returned for a real fence.

pyam

2/11/2026 11:25 PM

i've been renting for almost 7 years and I've never known this was a thing nor seen an inspection done. The most I've stayed at one place is three years and it's likely that I just missed them every time, but with the quality of some of the rentals in the city I believe they should be doing it more

Brim2626

2/12/2026 10:20 PM

I firmly believe resources should be used elsewhere, such as roads, sidewalks, infrastructure and safety.

rcwd1702

2/13/2026 08:34 AM

I have now lived in an apartment that was grossly infested by german cockroaches, the rental company (Re/MAX) did not properly investigate and care for the issue and is currently continuing to rent out those same units. These landlord and property management groups should and need to be held accountable for their wrongdoings towards the people of Columbia.

Cory

2/13/2026 03:13 PM

Obviously some properties should be inspected more ... like those owned by out-of-state deadbeats, but some probably don't need to be inspected more often. I like the idea of a tiered system. I know tenants can complain, but their landlord can also retaliate. I've heard of a City inspector telling a tenant not to complain about a roof leak because the landlord would make the tenant's life hard. That ain't right. There's also the question of how increased inspections would affect the cost of rent. What's better: affording a house with a leaky roof or no house at all?

auxioneer

2/14/2026 11:01 AM

We personally do our best to keep our rentals in top condition and do not feel the need for more frequent inspections.

Gsholtis

2/17/2026 09:55 AM

To raise the level of quality rental properties in Columbia.

LittleFish

2/17/2026 01:43 PM

There are a few reasons: 1) Tenant turnover has to be faster than every 5yrs. I think an inspection should happen in a rental unit between tenants to be sure nothing was damaged or left unfit for the next tenant. 2) Safety devices like smoke alarms, carbon monoxide alarms, fire extinguishers should be checked more frequently.

CnZ Properties

2/18/2026 02:16 PM

Because everything cost money and more inspections mean more fees.

alyssa.smolensky

2/18/2026 02:30 PM

To minimize disruptions and inconvenience to both tenants and property managers. More frequent inspections can be requested by tenants, so it is a waste to carry out more frequent inspections without cause.

jalucas

2/18/2026 02:31 PM

The current setup is excessive so i don't see the need to do more.

lclarkston

2/18/2026 02:33 PM

Its a pain to get off work to meet the inspector.

Shelle

2/18/2026 03:05 PM

If the owners take care of the property, there should not be a problem. As I said, if there are violations, then it should be inspected regularly.

LonesomeEcho

2/18/2026 03:30 PM

Five years is adequate time.

Elizabeth.Ball

2/18/2026 03:54 PM

The current five-year cycle, combined with complaint-based inspections, already gives the City the ability to address real issues when they arise. Increasing inspections across the board would add cost and administrative burden without clear evidence it improves outcomes. If there are repeat offenders, focus enforcement there rather than applying more regulation to everyone.

mikes

2/18/2026 04:42 PM

The frequency for single family homes should not be increased. Larger complexes should be more frequently inspected, and the number of units inspected per complex should be increased. Historical data shows that there is higher risk of injury and death in

the complex apartment's vs single homes.

mlk8t3

2/18/2026 04:46 PM

Each rental inspection increases the costs to the owner of the property and causes an inconvenience for the tenant. Rental real estate is run on slim margins. Increasing the costs of the various inspections will inevitably lead to increased rents across the board. The current system of inspections every 5 years, with follow ups for violations, is more than sufficient. I bought my first property last year and went through the inspection process. I was grateful for the help from the inspector. Because of that, additional inspections in just a year or two are unneeded. Please help us provide low cost housing in Columbia

Swmbo66

2/18/2026 06:39 PM

Since tenants are allowed to file complaints, it is not necessary to inspect more frequently.

Jennifer2e

2/18/2026 07:13 PM

There was a recent change and it is working well. It doesn't need to be changed again.

kounselorkittie

2/18/2026 07:52 PM

Because a lot can change in one year

norgardp

2/18/2026 11:53 PM

I do not quite understand the reason why this is coming up. I am aware of the so-called slumlords who maintain substandard housing, but what fraction of the rental housing market do they make up? Is it fair to those of us who play by the rules and maintain safe housing to be subjected to additional fees and inconvenience? Empowering the tenant to initiate an inspection is not a good solution to the problem of inattentive landlords because the tenant is likely going to be seeking new housing or being found in violation of the agreement by a hair-splitting lawyer.

bikehikeski

2/19/2026 05:53 AM

When the property changes hands, or the property manager/agent changes, the property should be inspected. All leases should include language that the tenant can verify whether the property is a registered rental by calling this number. There should be a recitation to the tenants at the beginning of the tenancy, as there is with occupancy limits, what a serious code violation looks like (functioning heat, functioning door and window locks, secure and weather tight building envelope, sewer break or sewer back up etc.), and notification that the city has a code enforcement function and how to request an inspection. There should also be a current certificate of insurance posted on the city's rental portal, that the adjoining

neighbors can access, along with an annual business license on the city's portal that the adjoining neighbors can access. When I hired a contractor to work on my house, I had to pay a small fee (\$60) for my contractor to get a business license and they had to provide a current insurance certificate. We already have a process for this.

Angieperkins77

2/19/2026 07:09 AM

During a 3 year inspection term, which I'm very familiar with, most or all of the requirements listed are never out dated and all is still current. The cost, time, and effort far exceed the violations rendered. A 5-year span is more sensible and realistic.

kevindreynolds

2/19/2026 08:49 AM

Increasing the frequency of inspections would increase the cost for the city and landlords, and inconvenience tenants. For properties that passed inspection already and are being maintained, five year inspections is enough. Tenant's can file complaints in between cycles if there are issues with landlords not maintaining.

Amelia

2/19/2026 08:56 AM

Many property managers and owners refuse to maintain their properties, leaving tenants to pay high rent for houses that are falling apart. I believe more frequent inspections would increase the safety of tenants who are often already in a vulnerable position.

kmertzlufft

2/19/2026 09:19 AM

There is enough burdens on landlords. I am a good landlord and keep my properties well-maintained and also have long-term tenants, some living in my units for 10 years. If a tenant has a problem with a property they can request an inspection. If a property has many complaints, you can inspect them more. Don't punish good landlords.

Rental

2/19/2026 09:36 AM

Although preferred the previous 6 year on-site inspection cycle, the new 5 year on-site inspection policy is acceptable for rental/property owners that diligently comply and maintain their property.

Ana S

2/19/2026 12:46 PM

5 years is sufficient enough

tdcpropsmidmo

2/19/2026 10:40 PM

The city never inspects a homeowner's personal residence once construction is complete. Why have two standards?

Offypolkadots

2/20/2026 12:28 AM

Being a former property manager I think it's good practice for the tenant and the landlord to make sure everything is within code and everyone is doing their part to provide safe housing.

kathyb0112

2/20/2026 07:44 AM

I only have one rental property and it has a long-term renter. I don't feel the need for more frequent inspections.

MarshaM

2/20/2026 11:37 AM

I own a First Deed of Trust on an apartment building on East Campus. I used to own many rentals in Columbia. From my experience knowing many landlords in Columbia, a lot of needed work slides by. 5 years in between inspections is too much.

ofajen

2/20/2026 02:46 PM

I'm relatively new to this and don't have any reason to presume I know that the frequency should change. Also, it seems to make sense to have the rental inspection at the time of license renewal.

Cspurling8

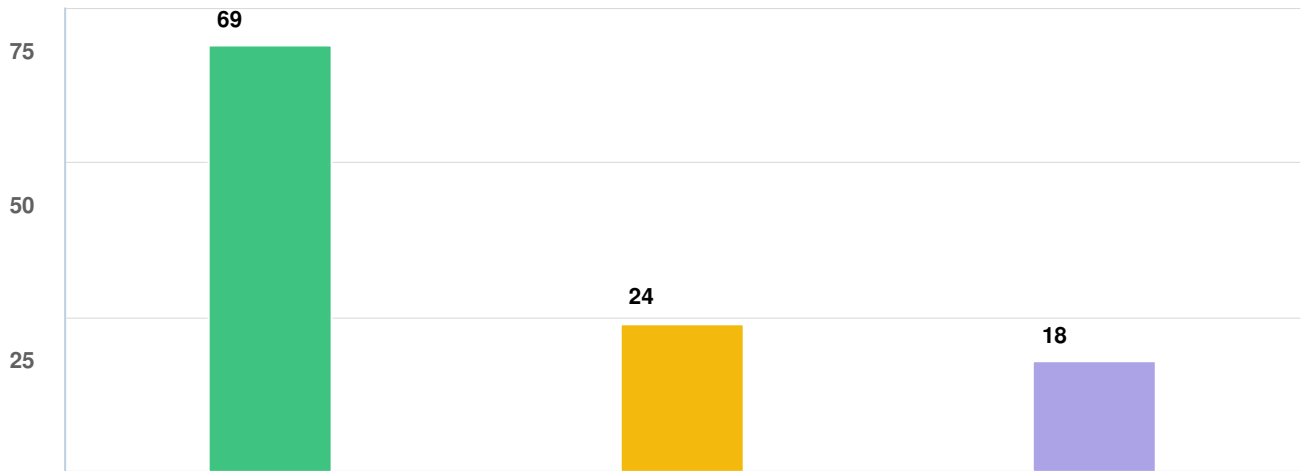
2/22/2026 09:45 AM

More frequently seems excessive

Mandatory Question (111 response(s))

Question type: Essay Question

Q5 Do you believe the City should pursue a tiered inspection system where properties with more code violations are inspected o...



Question options

- Yes
- No
- Unsure

Mandatory Question (111 response(s))
Question type: Checkbox Question

Q6 Why did you choose your response for Question 5?

djgrith
1/20/2026 01:13 PM

There is no explanation of the tiered system. No one should agree to a new process before it is clearly defined.

kaufmannjr
1/20/2026 05:45 PM

Maintenance issues are somewhat random. Landlords might piecemeal a temporary fix knowing that the city is x years away from reinspecting. Having for frequent review would prevent these scenarios. Additionally, since a good portion of the tenants in the city are students, their turnover in properties would prevent abuse of cleaning fees/fines, etc if the city was in these units more often.

ryan.westwood
1/21/2026 10:17 AM

1) Failing inspections is not bad for business in and of itself. While it may be unprofitable for landlords to receive a fine for an isolated single-year issue that coincides with inspection, that loss of profit can be made up by continuing to cut corners between inspections. Tenants don't need protection from honest mistakes and oversight; they need protection from consistent, purposeful abuse.

amanda61502

1/21/2026 03:04 PM

As an owner and manager who has very few code violations, I have no problem with "problem" owners/managers being held to a higher accountability standard.

reidtwilson34

1/21/2026 03:19 PM

A lot of landlords own homes in older neighborhoods. Older homes will have a higher likelihood of failing an inspection. Property owners should not be penalized for owning older homes. Typically, older homes are more affordable.

BeverlyGuasti

1/21/2026 03:44 PM

The code violation system is already in place to increase inspections would be redundant. It just adds cost for a landlord who may already be holding on by a thread financially.

Linda Coats

1/21/2026 04:25 PM

Sounds like a good idea to me, for the safety of the tenants

Nancy Morton

1/21/2026 04:47 PM

It would make sense to keep a closer eye on the Properties that have ongoing violations rather than require ALL property owners to have the inspections more frequently

Aelmore

1/21/2026 04:56 PM

Problem properties are more likely to have new or recurring issues.

Mcghee65203

1/21/2026 06:20 PM

Habitual code violators need more inspections, why penalize the rest of us who keep our properties in good condition.

Canda

1/22/2026 08:50 AM

This approach focuses on the problem of bad landlords, just increasing inspections for everyone allows bad landlords to continue ignoring the corrections needed while responsible landlords are subjected to more inspectios.

blawler

1/22/2026 09:50 AM

Determining the number of violations to trigger a more frequent inspection rate, the frequency of inspections, and what type of violation would trigger an increase would be problematic.

tomcat3b

1/22/2026 10:09 AM

Once a property gets put on the "bad" list, it will probably be difficult or impossible to get taken off. This results in high rents, hurting the tenants.

MelonyRoe

1/22/2026 12:48 PM

Property owners should be inspected more if they are consistently failing to keep up on their properties or resolve known issues. We as landlords, have the responsibility to provide safe housing for our renters.

jcmeyer128

1/22/2026 12:51 PM

I would want to know the details of the proposed tier system.

NanCcan

1/22/2026 12:56 PM

As mentioned above, for some reason, some landlords are allowed to let violations persist for over a decade. I have seen broken windows, mildew, rats, leaks, and total lack of outlet or switch covers.

SRNdive

1/22/2026 01:29 PM

Such a system would create stigma and animosity as well as confusion. Again, use the complaint system but lets not over complicate it for everyone.

BSC-lisa

1/22/2026 01:30 PM

Some property owners neglect their responsibility of maintaining safe habitable housing for renters; those properties should be inspected more frequently to ensure renter's safety. I feel that some of the neglectful property owners will get their act together to comply and have less inspections. Alternately those that don't may decide that being a landlord is not for them.

leam

1/22/2026 01:34 PM

We don't have many tenants with concerns; when they do, they contact us, and we take care of them. We are small, more of a mom-and-pop business vs. a large rental owner.

Jdean325

1/22/2026 01:38 PM

If a landlord has a lot of complaints, he shouldn't be allowed to be a landlord.

n2ball4life

1/22/2026 02:29 PM

Code violations carry with them consequences. If you're not experiencing the respect/change needed, the consequences are not severe enough. Make the consequences match the violation.

George

1/22/2026 05:28 PM

The one time I did have an issue with the inspection a tenant had decided to create a bedroom in the basement as the Mr. was a night owl and the Mrs. was a morning person so it helped their marriage. The inspector returned within 2 weeks to ensure the bedroom had been disassembled in the basement. I am assuming that all inspectors return within a short amount of time to make sure the issues were taken care of and are up to code. Those extra

inspections cost money and I assume the inspectors keep returning until all the issues are resolved.

wendyswetz

1/23/2026 08:31 AM

Sure, if someone isn't taking care of thier property, then yes, I think they should be inspected more frequently.

kerryc123

1/23/2026 08:40 AM

more accountability

JDE

1/23/2026 09:03 AM

More frequent inspections for properties that violate city code would ensure tenant safety.

thompsonkris

1/23/2026 09:29 AM

I think a tiered system is actually a good idea with properties with past code violations requiring more frequent inspections. While we are landlord/owners, we are not slum lords and support the right of tenants to clean, safe living conditions. In addition, a tiered system would incentivize well-maintained properties. My guess is that most of the violations found come from complaints or units with prior violations.

Mbeck

1/23/2026 09:43 AM

It could take 20 years to see a trend on rental properties.

Lori9091

1/23/2026 09:59 AM

I feel those owners/managers who frequently have issues should be the ones inspected more.

bakerteamproperties

1/25/2026 01:05 PM

The landlords that keep their units nice, shouldn't have to do more frequent. If a landlord consistently has code violations and doesn't keep their property up, they need to be penalized or inspected more frequently to make their property safe for tenants. If they have consistent violations, pull their ability to rent in Columbia. We have several slum lords that need to go and if they don't have the opportunity to rent they will sell their properties to someone else that will take care of them making the units better for tenants in the long run.

NeonDeone

1/26/2026 10:54 AM

I do not know what the others' code violations are. I do see a difference in inspectors. Some are not as knowledgeable of the code as they think they are, and can be difficult. Therefore, are the violations minor or major? Ten minor violations are just that minor, or one major could be life-threatening.

RayBatt

1/26/2026 01:57 PM

Deal with issues as they occur

sherir

1/26/2026 04:01 PM

Many of us take care of our properties and don't need frequent inspections. There are many landlords who do not keep their properties in good condition and those are dangerous.

4438623@gmail.com

1/27/2026 05:16 AM

Unnecessary with tenant complaint process

jmbrodhacker

1/28/2026 09:40 AM

I don't believe this is the answer to someone who "frequently" has code violations on their rental property. I believe this would just lead to more frustration and separation between the property owners and City. These "repeat" offenders should just be held accountable for inspections on an "per inspection basis", with that inspection being handled separately than others.

shaneh445

1/31/2026 03:26 PM

It makes sense for the most part. Those that are violating more often need to be checked more often.

Dlammon08

2/04/2026 08:13 PM

Hold these companies who are raising rent and providing less or simply bare minimum housing accountable

bflo

2/05/2026 08:48 AM

A higher level of scrutiny is warranted for homes that are frequently cited for violations. It should be expected that there will be some minor violations on homes with a 5-year inspection cycle. A home should not have to have a "perfect" record to remain on the 5-year cycle. Increased frequency of inspections should be for homes/owners that are consistently cited for more serious violations.

Inbz7c

2/05/2026 09:46 AM

100% yes. Our inspection was super fast because it's easy to see the house is up to date, safe, etc. We don't need frequent inspections. If there are owners that frequently violate or have rentals that are problematic the city should spend their time there.

Sunshinerental

2/05/2026 09:52 AM

As long as they correct it. Every unit should be treated equally

Mark O'brote

Increasing inspections based on violations is equitable, providing an

2/05/2026 10:10 AM

incentive to make sure units comply with the program.

6520???Citizen

2/05/2026 10:47 AM

I would want to see the tiered system and what each tier includes. Not all code violations are created equal. A tenant missing a trash day or leaving a trash cart out too long is not the same as missing railings on stairs.

Nick Riley

2/05/2026 11:33 AM

That would all depend on what qualifies as more code violations. If it's a property that is getting phone calls of serious safety issues (major fire hazards like exposed wiring, plumbing that is improperly installed, gas lines improperly protected, things of major and immediate safety concern) then absolutely. If it's simply based off how many, that is, the number of violations, that might get a little harry if you are trying to compare a larger property with multiple tenants and it's a lot of much smaller things like, say, 3 exit light batteries being dead meaning multiple violations vs. 1 violation, but that violation was the exhaust being blocked on the heat system pumping carbon monoxide into the house that was clearly not done by a qualified HVAC installer. Then I think one of these is much more severe than the other. Both are violations, but arguably not of equal weight for the immediate safety of the occupying tenants.

TomT

2/05/2026 12:29 PM

There is great value in having a simple system. I am somewhat mixed on this as I have little patience for owners that are flagrant and do not maintain their properties to meet minimum standards. There are also different levels of code violations and how they impact the health, safety, and welfare of tenants. I think that other avenues to obtain compliance should be explored to address getting / keeping properties in compliance with the regulations. I think that reinspection fees, penalties, and the hassles related to addressing code violations should motivate owner / managers to get their properties in shape. Penalize bad landlords with higher reinspection fees and penalties. Support good owners / managers by leaving them alone.

Arnezmichael

2/05/2026 12:32 PM

If there is a repeat offender then they should have more scrutiny. Good landlords should not have to go through more hassle to operate in Columbia.

Relidholm99

2/05/2026 12:32 PM

I think my history of maintaining my rentals well show my care and should be noticed with less frequent incurred inspection cost on my end. This issue-based inspection frequency makes more sense to me.

mmechlin

2/05/2026 01:54 PM

I am a fairly new owner so I would like more information on how common this is with other properties.

Tamela

2/05/2026 02:03 PM

Once an inspection happens it cannot pass until everything has been fixed. So those things that were violated are repaired and most likely stay that way until next inspection.

FrankieM7

2/05/2026 04:07 PM

If certain properties have more frequent violations and others have less historically, it seems logical to focus your resources (which I assume are limited) on those that need more attention.

Tlandes13

2/06/2026 08:11 AM

I believe that the inspectors should be train and/or be hired because based on their experience and able to use their best judgement to know if the home or rental unit needs to be inspected more regularly or if it is a waste of time. I think that a minimum of two years is fair for those properties that might be in distressed, the tenants are clearly not keeping the space cleaned or the owners/managers are not doing their part. I think the max should be upwards of 8 years for those homes that are clearly compliant and don't show any signs of hard wear and tear.

PetalLogic

2/06/2026 08:47 AM

I don't want to have to pay the extra cost that will be required and I'm sure our tenants (none of whom pay more than \$750/month) would want their rent increased because of bad landlords. I don't think the city ever considers bad tenants, just bad landlords, and never enforces occupancy violations. I can't see the city enforcing anything enough to fix the problem, rents will just go up even more.

marla.portra

2/06/2026 08:58 AM

This is certainly an option to be considered. It could reward responsible property owners for keeping their homes well-maintained. For property owners who are negligent or behind on repairs, it could motivate them to complete necessary steps to bring these homes up to a suitable and safe standard.

Paul Eggeman

2/06/2026 09:10 AM

Need more information on how that would work

Proudofpaige

2/06/2026 09:46 AM

Dont punish those of us with good properties because of the landlords that dont keep things up.

paprevo

Again, it should be complaint driven. Tenants should have the right to

2/06/2026 01:06 PM

report violations and to invite people in, not be forced to allow agents of the government unfettered access because they may be too economically disadvantaged to own their own property.

MrShiv

2/06/2026 03:14 PM

because I'm not sure

Mmckim

2/08/2026 09:33 AM

If there are complaints about code issues from tenants an inspector can come and do an inspection anytime without the need for a formal inspection.

nbyrd81

2/08/2026 02:34 PM

They should be required to fix the issues and be reinspected

rjeperkins

2/09/2026 10:09 AM

Because these properties are at highest risk to tenants and neighbors.

Aaron Duncan

2/09/2026 10:20 AM

Same requirements for owners as renters

jessiek1923

2/09/2026 10:44 AM

I need more information as to the timing and what that would look like. It is a good idea if it is reasonable.

McAttendant

2/09/2026 12:40 PM

First, this allows the City of Columbia to focus on the problem rather than a kneejerk blanket policy which penalizes those who follow the rules and pass inspections with flying colors. Second, it does not create a program just so people can pat themselves on the back and feel like they're doing the right thing. Instead you could actually create a system which benefits the community, which includes targeted inspections of bad actors, not an expensive program (again, funded by tenants) where the majority of inspections are unnecessary and are just completed because it is a bureaucratic requirement.

GAecx

2/09/2026 07:56 PM

See my response to question 4

Nighttyme

2/09/2026 10:56 PM

Seems logical

Jay

2/10/2026 08:43 AM

Do not agree with codes

gcdlad

2/10/2026 11:45 AM

Concept of one rotten apple spoiling the entire barrel. If there are negligent property owners, they should be under more scrutiny, not us who maintain and offer quality properties. Current policy casts a wide swath across all owners.

keyabeamer

2/10/2026 07:36 PM

properties with more code violations should absolutely have more inspections to make sure the property is up to code and is safe, clean, and secure for the tenants.

Perplexed

2/10/2026 08:27 PM

For the same reason you meet more frequently with an employee who is not meeting work performance expectations.

bevjean

2/10/2026 10:16 PM

I think this would be a great way to advocate for citizens that are living at a lower socioeconomic level. People living in lower cost housing deserve to live in dignity. This would help ensure that their living conditions stay habitable and hospitable.

mtcly

2/10/2026 10:49 PM

If one were to go online and look at the reviews for rental companies in Columbia Mo, they are sure to find a few that continuously show gross negligence towards their dwellings. Repeat offenders must be held accountable for the potential damage to a tenants livelihood.

claysidmom

2/11/2026 10:53 AM

If they are in violation they need closer scrutiny.

gabijacobs14

2/11/2026 11:07 AM

The more violations a group has the less likely there are to be responsible to take care of issues and they should be appropriately penalized for that.

Chrispy

2/11/2026 12:53 PM

More inspections is a good thing overall.

Enyartr

2/11/2026 02:47 PM

I feel that doing so is the only way to ensure things are actually being addressed and kept up.

mbrown

2/11/2026 03:02 PM

People normally do not comply with codes or ordinances out of the goodwill in their hearts, consequences will help with accountability.

Seele

2/11/2026 03:19 PM

It only seems logical. I don't know the exact statistics but I'm sure there's plenty of repeat offenders who fail to maintain their codes. More offences, more offences. And inspections return to normal when deemed fit. This is also a good warning to any entity who thinks about violating rental codes because they'll know eyes will be on them. Without a tiered system they essentially know how much time they can continue breaking the laws before they have to cut and run. That is my thought process behind my answer.

nerfnada

2/11/2026 03:51 PM

I believe the system should rely on the Neighborhood Services access. I do not support increasing city's involvement in these matters. I fear the City becoming a city-wide HOA.

Willism

2/11/2026 08:35 PM

Same reason - deter bad landlords from being bad landlords

Accqn9

2/11/2026 10:44 PM

Older homes have more problems. INSPECT THEM.

pyam

2/11/2026 11:25 PM

there are some great units in the city that likely don't need to be inspected as frequently. I selected yes because I think it would save the city money something I am conscious about

Brim2626

2/12/2026 10:20 PM

This should be a straight forward answer, if a landlord is violating the basic needs for tenants they should be under the microscope.

rcwd1702

2/13/2026 08:34 AM

See question 4 response.

Cory

2/13/2026 03:13 PM

We should be rewarding landlords that maintain their properties.

auxioneer

2/14/2026 11:01 AM

I feel like landlords who do not take care of their properties and just our trying to get money should be checked on more frequently

Gsholtis

2/17/2026 09:55 AM

To incentivize landlords to deal with the issues.

LittleFish

2/17/2026 01:43 PM

If a landlord has a history of neglected maintenance or safety, they should be inspected more often to prevent issues. There should also be a way for them to regain longer periods between inspection, if

they are back into compliance.

CnZ Properties

2/18/2026 02:16 PM

You should be held accountable for poor management and rewarded for good.

alyssa.smolensky

2/18/2026 02:30 PM

Properties with no or minimal code violations should be inspected when necessary by law or by tenant request. Only when properties have an established history of code violations would more frequent inspections be necessary for deterrent and enforcement purposes.

jalucas

2/18/2026 02:31 PM

I don't have a problem with this as i keep my properties in good shape, barring tenant caused issues.

lclarkston

2/18/2026 02:33 PM

My units are in great shape.

Shelle

2/18/2026 03:05 PM

WE have had no violations and we maintain our property. I feel we should be rewarded for doing a good job. If you have violations, you should be inspected often.

LonesomeEcho

2/18/2026 03:30 PM

Landlords who do not keep tabs on their rentals are more apt to have increased code violations.

Elizabeth.Ball

2/18/2026 03:54 PM

A tiered system sounds reasonable in theory, but in practice it can become subjective and reactive. Code violations vary in severity, and not all violations reflect ongoing safety concerns. A property could be penalized with more frequent inspections for minor or quickly corrected issues. A complaint-driven system is more appropriate. It targets actual problems when they arise without creating an ongoing administrative burden for properties that are otherwise compliant. It also avoids the risk of increased inspections being triggered by neighborhood pressure rather than legitimate health and safety concerns. In some areas, complaints are filed simply because nearby residents do not want rental housing, not because there is a true code issue. Enforcement should remain focused on documented, substantiated problems rather than automatically escalating inspection frequency.

mikes

2/18/2026 04:42 PM

Selfish. Our properties see few violations. Fewer violations = fewer inspections.

mlk8t3

2/18/2026 04:46 PM

Tiered system is unnecessary. For properties that have violations, simply follow up with the violations. Repeat offenders can have follow ups. I believe that's already in the system. Expanding in an unnecessary cost to the city, the property owner, and the tenant.

Swmbo66

2/18/2026 06:39 PM

It is unfair to punish those who are good landlords and providing safe and clean homes for tenants to go through multiple inspections. This added cost will only be passed on to the tenant.

Jennifer2e

2/18/2026 07:13 PM

It depends on the violations and if it is a repeat violation. If someone just keeps doing it or not taking care of the property then yes.

kounselorkittie

2/18/2026 07:52 PM

because tenants do not have the power to always "make complaints against landlords". Reporting to the city about someone who has power over your housing is intimidating and can result in being homeless

norgardp

2/18/2026 11:53 PM

A tiered system could potentially work. It would certainly address the problems raised in my response to question 4 regarding tenants who report problems. However, does the added complexity and cost assessed to the landlord adequately address the problem? Will this be another "STR"-like change to the ordinance; those who play by the rules are subjected to onerous oversight while illegal operations go un-checked? If so, then no thanks, we're happier with 5 years in between inspections.

bikehikeski

2/19/2026 05:53 AM

I understand we have frequent flyers known to code enforcement staff. I know who several of them are just by talking to my neighbors.

Angieperkins77

2/19/2026 07:09 AM

If there is a problematic property/ owner then I would do a 'safety check inspection' which can resolve this issue without the full on inspection charge.

kevindreynolds

2/19/2026 08:49 AM

I think that reasonable code violations that are the landlords fault should be subject to more frequent inspections. However, I have had tenants that are responsible for mowing and I have received a notice that the grass was not mowed and as soon as I received I rectified and reminded the tenant. I have also had a tenant working on their vehicle in the driveway and received a letter for that which I relayed to the tenant to resolve. If tenant responsible violations that don't affect

the livability do not contribute to more frequent inspections, then I think more frequent inspections for landlord responsible violations is appropriate.

Amelia

2/19/2026 08:56 AM

There should be follow up to maintain accountability and safety

kmertzlufft

2/19/2026 09:19 AM

Answered in #4. I am a good landlord with long-term tenants. Why should I carry a burden of more inspections because of bad landlords.

Rental

2/19/2026 09:36 AM

Probably a tiered inspection system could make sense for those having more frequent violation issues, however the details of such a plan are not clear.

Ana S

2/19/2026 12:46 PM

if vioaltions are corrected promptly I see no reason to have more frequent inspections

tdcpropsmidmo

2/19/2026 10:40 PM

Rental property condition vary, ranging from our poor to excellent. Those landlord who live by the spirit of the inspections should be rewarded.

Offypolkadots

2/20/2026 12:28 AM

Those properties that maybe showing they are having a repeatedly difficult time providing safe acceptable housing to those paying for the housing should be held accountable and understand the responsibility to others when they choose to provide housing.

kathyb0112

2/20/2026 07:44 AM

Seems fair

MarshaM

2/20/2026 11:37 AM

It would be the best way to get them to keep the properties up and to comply by regulations.

ofajen

2/20/2026 02:46 PM

I can understand why a tiered system might make sense, since it devotes more staff time to inspecting properties that would seem more likely to have issues and benefit from an inspection. But again, I'm new to this, so I'm not sure how well that would work.

Cspurling8

2/22/2026 09:45 AM

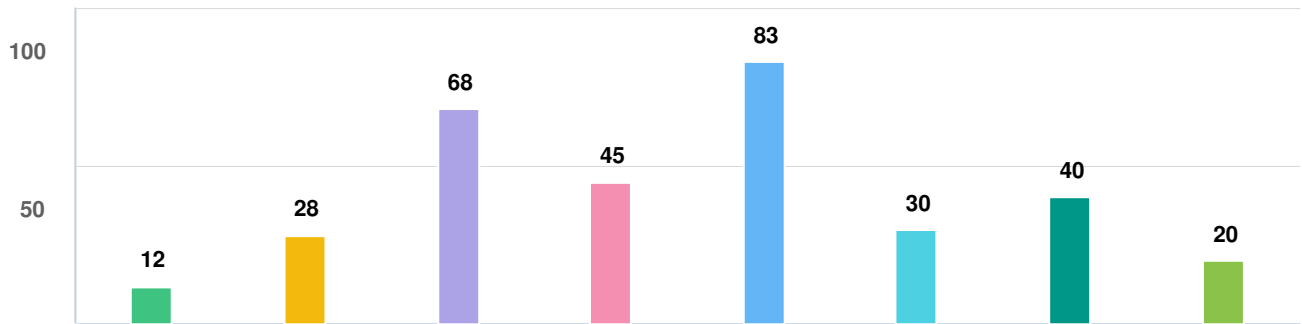
I know there are problems with landlords, not keeping up their properties. Those people need to be watched for tenant protection.

Those keeping their properties up don't need the extra monitoring.

Mandatory Question (111 response(s))

Question type: Essay Question

Q7 | What can the City and our partners do to help keep rental property safe and healthy for our residents? SELECT ALL THAT APPLY



Question options

- Other (please specify) ● More frequent inspections for all rental properties ● Tenant education
- Increased enforcement, including fines, for violations of the City code
- Incentivize well-maintained rental properties by less frequent inspections
- Require local property management, defined as managers located within Boone County or the surrounding counties
- Lease addendum detailing tenant responsibilities ● Requirement for energy-efficient rental housing

Mandatory Question (111 response(s))
Question type: Checkbox Question

Q8 | What is the tenant's responsibility for the maintenance of their housing unit?

djgrith
 1/20/2026 01:13 PM

That is between the landlord and tenant. At a minimum tenants should be educated on the importance of CO and smoke detectors.

kaufmannjr
 1/20/2026 05:45 PM

if you aren't saying damages caused by them maintenance, then none other than lawns. Those should be a the landlord's discretion but if I was a landlord, I'd pay for this service because you can ensure that the lawn is kept up.

ryan.westwood
 1/21/2026 10:17 AM

Follow the lease requirements.

amanda61502
 1/21/2026 03:04 PM

That depends on the written language of the lease. Overall, tenants are responsible for keeping the property (including the exterior) clean, free of clutter, most pest control (with the exception of termites), maintaining working smoke & CO detectors (which were fully operable upon move in), and reporting any issues with the property to the owner/manager.

reidtwilson34
1/21/2026 03:19 PM

Totally depends on the lease agreement which the city is not apart of.

BeverlyGuasti
1/21/2026 03:44 PM

Own a vacuum sweeper and actually use it. Buy a mop and actually use it. Take pride in the way your home looks and keep the yard looking nice. Notify the landlord quickly if something needs repair.

Linda Coats
1/21/2026 04:25 PM

change furnace filters and batteries in smoke detectors

Nancy Morton
1/21/2026 04:47 PM

Tenant's should keep their home clean and free of trash/debris to avoid pest or rodent infestation. They should always maintain the smoke detectors and report issues to the owner/manager promptly .

Aelmore
1/21/2026 04:56 PM

Regular upkeep, some level of cleaning. Telling landlord when there are issues and if not resolved seeking assistance from the city

Mcghee65203
1/21/2026 06:20 PM

Keeping trash out of the yard, trash collection bins only put out on day of trash collection, no furniture, barbeque grills or childrens toys allowed in front on the property.

Canda
1/22/2026 08:50 AM

Keep it clean, report maintenance problems, keep noise levels resonable

blawler
1/22/2026 09:50 AM

Notifying landlord of issues in need of repair. Keeping doors/exits/windows/egress clear for emergency exits.

tomcat3b
1/22/2026 10:09 AM

Cleanliness, and report maintenance issues to the landlord as soon as they happen.

MelonyRoe
1/22/2026 12:48 PM

Tenants are responsible for avoiding damage to the property through negligence. Normal wear and tear is one thing, holes in the wall/doors, broken fixtures, broken blinds, grease poured down the drains, silverware in the garbage disposal and excessive trash are all things that would be considered negligence on our end. They are also responsible for reporting any issues they discover, such as water spots, leaks, plumbing back-ups, HVAC issues etc in a timely manner so these things do not escalate and cause further damage.

jcmeyer128

1/22/2026 12:51 PM

My tenants mow the grass and clear snow. They also replace consumable items like light bulbs, etc.

NanCcan

1/22/2026 12:56 PM

Take care of and don't damage the unit. Be sure all guests also take care of the property and use safe practices. Report broken windows, hot water heaters, outlet covers, locks, etc. so they can be repaired, and, if the landlord does not repair them, report the landlord to the city.

SRNdive

1/22/2026 01:29 PM

Depends on the lease agreement but generally speaking, a clean home makes a huge difference in ability to maintain the property.

BSC-lisa

1/22/2026 01:30 PM

Tenants should keep their homes clean to avoid pests. Report maintenance issues immediately to their property owner/manager. Tenants themselves should be fined for their own violations such as renters that always have food left out, trash over-flowing, but reports the property for rodents. There needs to be accountability for tenants that cause their own violations. As a manager, I had a resident report to CHA that their range was not working. The resident's home was filthy, the oven was not only covered in food in grease but roaches had gotten into the electrical system and fried the board. The property owner had to replace the range, the resident denied responsibility and had no financial penalty for their neglect. There are the renters that immediately take down their smoke detectors when they move in.

leam

1/22/2026 01:34 PM

This is defined in the lease and agreed upon by the tenant and landlord.

Jdean325

1/22/2026 01:38 PM

Keep unit clean, notify landlord of problems, use common sense when doing laundry, washing dishes, disposing of trash. Some tenants replacing hvac filters.

n2ball4life

1/22/2026 02:29 PM

Tenant responsibilities are to be clearly defined on a lease by lease basis and/or in accordance with applicable laws..

George

1/22/2026 05:28 PM

Depends on the lease. Could be lawn cutting or furnace filter changing. Absolutely calling in a safety issue and not removing safety items like smoke detectors or carbon monoxide detectors.

wendyswetz

1/23/2026 08:31 AM

Basic things, no large projects like plumbing leaks or heating and cooling needs as well as appliances working correctly

kerryc123

1/23/2026 08:40 AM

making sure batteries in safety appliances are up to date and filters

JDE

1/23/2026 09:03 AM

The tenants need to keep the sidewalks on their property free of snow and ice, they need to change batteries in the smoke detectors on regular basis, keep the home clean, and they need to promptly notify landlords when the home requires maintenance.

thompsonkris

1/23/2026 09:29 AM

Our impression is that the tenant should keep the unit clean and tidy and immediately notify the landlord or their property manager

Mbeck

1/23/2026 09:43 AM

Normally in a lease the tenants are responsible for minor maintenance like changing light bulbs and changing smoke detector batteries. Sometimes tenant responsible for mowing.

Lori9091

1/23/2026 09:59 AM

keeping it clean/changing batteries in smoke alarms/changing furnace filters/reporting maintenance issues immediately

bakerteamproperties

1/25/2026 01:05 PM

Changing batteries in the smoke detectors and CO2 detectors, if needed (some are 10 year batteries), keep unit nice inside like they got it when they moved in. Respect the property and the property owner, pay rent on time. If they cause damage, work with the property manager to take care of the damage and if it's their fault, they need to pay.

NeonDeone

1/26/2026 10:54 AM

Yard care, snow removal, and trash. Pay their utilities and keep their insurance up to date.

RayBatt

1/26/2026 01:57 PM

snow removal

sherir

1/26/2026 04:01 PM

They are responsible for keeping the property clean and free of trash (not piled in the garage). They need to maintain batteries in smoke detectors and CO detectors, change lightbulbs and keep appliances clean, lawn mowed

4438623@gmail.com

1/27/2026 05:16 AM

No damage beyond normal wear and tear

jmbrodhacker

1/28/2026 09:40 AM

Tenant's should be held accountable to maintain the property they are living in and have due-diligence on their part, along with the property owner. Tenant's have responsibility as tenants living in the property, and should be required to report things to property owners in a timely fashion. Example- if a tenant leaves a trash container out for more than a day after their scheduled pickup, that tenant should receive the proper notification and/or ramifications, not the property owner. The tenant needs to be held accountable to the things that are their responsibility and not pushed off on the property owners just because they own the property.

shaneh445

1/31/2026 03:26 PM

To keep things in clean/neat condition and report any and all problems to the person in charge

Dlammon08

2/04/2026 08:13 PM

Leave things in as good condition as you were given. If landlords want more responsibility for renters to care for upkeep or maintenance of property that should be reflected in a rental rate decrease. Many people rent because the maintenance is meant to be taken care of by the landlord. This idea has been lost by many who think renting a property you own only comes with the responsibility of cashing a check.

bflo

2/05/2026 08:48 AM

Keeping it clean and free from accumulated trash and junk, clearing minor drain clogs that can be cleared with a plunger. Timely notification to the owner/manager of needed, observable, maintenance items like plumbing leaks, missing or damaged weather stripping. This should include notification when batteries on smoke and CO detectors fail (the owner manager should proactively replace batteries on a regular schedule, but sometimes they fail mid cycle).

Inbz7c

2/05/2026 09:46 AM

This varies by lease and I think it's appropriate to leave that up to the tenant and owner to decide. This is a murky slippery slope the city could put themselves into.

Sunshinerental

2/05/2026 09:52 AM

No damage to house

Mark O'brote

2/05/2026 10:10 AM

Pay their rent, pay their utilities, not allow criminal activity, not create damage to the property above ordinary wear and tear, and notify the

landlord of any issues or concerns.

6520???Citizen

2/05/2026 10:47 AM

Depends on the lease agreement and any state or local statute.

Nick Riley

2/05/2026 11:33 AM

I think an addendum would be useful in communicating such things. Not all properties are the same and some require different needs. Some properties provide mowing services and others do not. Some properties even provide cleaning services while others do not. So it is difficult to state what a tenant is responsible for without knowing the type of property that is being rented. In all cases I think it is the responsibility of the tenant to report damage to the property owner so that it can be fixed both for the comfort of the tenant as well as preservation of the owners property.

TomT

2/05/2026 12:29 PM

This is dependent on the lease agreement and will vary by type of property. Report any property maintenance issues to landlords in a timely manner to not allow small damage to grow into large problems - this is a tenant education piece. Maintain baseline cleanliness - proper disposal of trash to minimize insect / rodent issues. Replace broken light bulbs. Replace furnace filters (provided by the owner / manager). If applicable, maintain yards and landscaped areas free of trash and debris. If applicable, maintain sidewalks clear of snow.

Arnezmichael

2/05/2026 12:32 PM

Incentivize good landlords by lowering regs and requirements. Adding more regs on all landlords disincentivizes investment in Columbia. Less investment means higher housing costs.

Relidholm99

2/05/2026 12:32 PM

Cleanliness and reporting issues quickly.

mmechlin

2/05/2026 01:54 PM

I think that depends on the lease but at a bare minimum, keep the yard and exterior of house well-maintained. Only park in designated spots. If noted in lease, make sure walkways are clear of snow/ice.

Tamela

2/05/2026 02:03 PM

My tenants are responsible in my lease for damage and negligence to their housing unit.

FrankieM7

2/05/2026 04:07 PM

general interior cleanliness, appropriate use of the furnished major appliances, avoid actions that would damage the unit, and report any maintenance issues promptly

Tlandes13

2/06/2026 08:11 AM

It varies depending on the property. But, all tenants are expected to change their lightbulbs, change batteries in their smoke detectors (if the actual detector goes bad Manager will replace), change HVAC filters, keep the home clean, report any maintenance issue that might create an ongoing issue along with other things.

PetalLogic

2/06/2026 08:47 AM

Tenants need to promptly report all maintenance issues and not do things to cause maintenance issues (like flushing "flushable wipes" down the drain).

marla.portra

2/06/2026 08:58 AM

Keep the property clean, tidy, and inform landlords in a timely manner of any legitimate and necessary repair requests.

Paul Eggeman

2/06/2026 09:10 AM

The tenet needs to tell the landlord when something needs to be fixed

Proudofpaige

2/06/2026 09:46 AM

Turn water off if away over 48 hrs, trash out weekly, nothing allowed in yard other than outdoor furniture (no junk or eyesores), treat it like it is their own, lawn maintenance, alert me immediately if any issues.

paprevo

2/06/2026 01:06 PM

As determined by the lease. That should be between the landlord and the tenant. But if the city requires trash cans then the landlord should not get notifications about trash cans out too early / too late / etc. That is between the city and the tenant.

MrShiv

2/06/2026 03:14 PM

Our leases include this standard language concerning maintenance responsibilities: Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall: (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs, and/or halls, which shall be used for the purposes of ingress and egress only; (b) Keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order and repair; (c) Not obstruct or cover the windows or doors; (d) Not leave windows or doors in an open position during any inclement weather; (e) Keep grass mowed as required by local health ordinances; (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord; (g) Keep all air conditioning filters clean and free from dirt; (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and

shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes, or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant; (i) Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents; (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents; (k) Deposit all trash, garbage, rubbish, or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish, or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements.

Mmckim

2/08/2026 09:33 AM

The tenants need to maintain a clean place and keep Batteries in smoke detectors.

nbyrd81

2/08/2026 02:34 PM

The tenant needs to maintain cleanliness and take responsibility for furnace filter changes, trash clean up yard maintenance, keeping batteries in smoke detectors. I think tenants should be fined for removing smoke detectors and batteries

rjeperkins

2/09/2026 10:09 AM

Keeping the spaces clean of trash. Plumbing fixtures clean. Floors swept. Stoops cleaned off, except appropriate seating of outside plantings/decorations.

Aaron Duncan

2/09/2026 10:20 AM

Required to keep the house maintained in the condition they received it. If there are issues that are larger issues like water leaks or sewer mains clogged they are to report them immediately. If a toilet is clogged it is the tenants responsibility. If the main line is clogged and it is found to be caused by something the tenant put down the drain they shouldn't have, it's the tenants responsibility. If it's roots from a tree , the landlord takes care of it.

jessiek1923

2/09/2026 10:44 AM

Routine cleaning, maintenance of furnace filters, snow removal, yard care (if in the lease), removal of pests (bugs/mice) if they occur during occupancy, replacing smoke alarm batteries.

McAttendant

2/09/2026 12:40 PM

The general responsibility of a tenant is to abide by the requirements of the lease, which is different for each property management company and possibly even each property within a property

management portfolio. At the most basic, tenants are responsible for paying rent on time (or communicating with sufficient notice of any delayed payments, and paying any penalties/fees associated with the delinquency), maintaining a clean and safe living environment, avoiding damage beyond normal wear and tear, compliance with all all terms of the lease and local/state/national housing and safety codes and regulations, as well as association rules. Tenants are also responsible for immediately reporting any necessary repairs and/or safety issues, including those caused by the tenant. Tenants must provide access to the unit for inspections and repairs, where tenants should be properly clothed, where conditions should be healthy (no smoking/drug use within unit), and where animals are properly restrained. Tenants must not block communications from their property managers.

GAecx

2/09/2026 07:56 PM

Change smoke detector batteries and hvac air filter if applicable.
Keep exterior mowed

Nighttyme

2/09/2026 10:56 PM

Cleanliness, mitigation of damages, general respect of property

Jay

2/10/2026 08:43 AM

The responsibility of the maintenance should be agreed on between the tenant and the landlord when the lease is written.

gcdlad

2/10/2026 11:45 AM

Anything that they would maintain if they owned their own house: - livable conditions (clean your house) - minimal number of pets

keyabeamer

2/10/2026 07:36 PM

Keeping up with household duties, cleanliness, organizing, and maintaining their environment

Perplexed

2/10/2026 08:27 PM

As detailed in landlord-tenant responsibilities document. Clean, no health hazards, no activities that disturb neighbors, follow specific conditions of lease, submit maintenance requests promptly.

bevjean

2/10/2026 10:16 PM

They are responsible for what is in their lease. Anything that is not done after they leave should still be done by the property manager or a cleaning service they hire, and then bill the previous tenant for not cleaning as agreed in the lease upon vacating. This is a problem I have seen as someone who has been renting in Columbia since 2015: cleaning and maintenance that is needed after a tenant moves out is typically billed to that previous tenant, but how often does this additional cleaning or maintenance end up being done? It has been

my experience that even if the lease had likely stated cleaning procedures that the unit was not actually checked by the management between tenants. When I moved into my current apartment, I ran the dishwasher for the first time and it flooded the kitchen because it had not been hooked up properly. There was also food, dust and grime on all hard surfaces. There was also already mold in the tank of the toilet, and when I told my management about it, they told me it was my responsibility to get rid of it.

mtcly

2/10/2026 10:49 PM

I believe a tenants responsibility in terms of maintenance goes as far as their payment of rent covers. If a tenant is renting a unit with a washer and dryer, then it is the landlords responsibility to fix it if broken. Tenants who cause damage to their property (ie. broken window, holes in wall) should be required to fix the issue themselves. I think the question of responsibility has many different answers, all depending on unit type and included appliances.

claysidmom

2/11/2026 10:53 AM

Ensuring they adhere to policies

gabijacobs14

2/11/2026 11:07 AM

General cleanliness of the space. No major alterations to the space without the landlords permission. Depending on the location sometimes lawn care.

Chrispy

2/11/2026 12:53 PM

Only basic items should be maintained by the tenant. Lightbulbs and air filters keeping things clean should be the main responsibility.

Enyartr

2/11/2026 02:47 PM

I believe anything that can be done without violating a lease (e.g. replacing broken blinds or small fixtures), adherence to trash disposal rules, general upkeep of breezeways and outdoor areas close to the tenant's unit.

mbrown

2/11/2026 03:02 PM

Maintaining cleanliness and notifying the landlord when a maintenance issue arises for the landlord to fix.

Seele

2/11/2026 03:19 PM

Keep the unit clean and sanitary. Prevent damage through negligence. Upkeep utilities. Report problems promptly to landowner. Followed lease terms and local codes.

nerfnada

2/11/2026 03:51 PM

Tenant are responsible to communicate to the landlord/manager any issues of safety, or maintenance requirements issues needed. The

tenant should be aware of the Neighborhood Services functions and access. The LEASE CONTRACT should lay out the responsibilities of the tenant.

Willsm

2/11/2026 08:35 PM

No unauthorised modifications. Keep it clean and tidy. Report problems and be flexible to allow timely repairs.

Acdaqn9

2/11/2026 10:44 PM

Routine maintenance. Nothing that requires extra equipment minus lawncare (unless the lease includes this)

pyam

2/11/2026 11:25 PM

unsure officially, but considering that they're renting and not the owner of the building, almost nothing. signing up for utilities, but only putting your name on the account not getting it hooked up or anything like that

Brim2626

2/12/2026 10:20 PM

A tenant, had a responsibility to inform landlords of issues with thier housing based on their signed contract.

rcwd1702

2/13/2026 08:34 AM

Past paying the rent I am required to pay, I do not think there should be much of any extra responsibilities for tenants.

Cory

2/13/2026 03:13 PM

Following the agreement in the lease. Namely, notifying management about problems in a timely manner so they can be addresses. Of course, this assumes that management is willing and capable.

auxioneer

2/14/2026 11:01 AM

For our properties, the tenant is required to maintain lawns, snow removal, keep property in good condition inside and out.

Gsholtis

2/17/2026 09:55 AM

Proper care of premises except appliances, heating/cooling, mold and rodents.

LittleFish

2/17/2026 01:43 PM

Tenants should be expected to keep the property in conditions for living that any reasonable individual would expect. If there are any issues, they should be expected to report them to the owner of the property in a timely manner and take reasonable preventative steps to avoid further damage.

CnZ Properties

Maintain it in like condition when received less normal wear and tear.

2/18/2026 02:16 PM

To keep it clean and the yard free of debris

alyssa.smolensky

2/18/2026 02:30 PM

Treating the property with care, maintaining cleanliness and order, quickly reporting any issue that needs to be fixed or addressed, cooperating with property manager and associated personnel to allow access for maintenance and repair as necessary, and following specific rules outlined in the lease.

jalucas

2/18/2026 02:31 PM

They should keep it clean & repair items they tear up.

lclarkston

2/18/2026 02:33 PM

They are responsible for cleaning when they live there, notifying landlord of issues

Shelle

2/18/2026 03:05 PM

To keep it clean and not to tear things up

LonesomeEcho

2/18/2026 03:30 PM

Leases include keeping unit clean and safe for all tenants.

Elizabeth.Ball

2/18/2026 03:54 PM

In the City of Columbia, a tenant is responsible for maintaining their rental unit in a clean, safe, and sanitary condition and for complying with the occupant requirements of the City's Property Maintenance Code. This includes properly disposing of garbage, keeping plumbing fixtures clean, using electrical, plumbing, heating, and other systems in a reasonable manner, and avoiding damage to the unit. Tenants are also responsible for promptly notifying the landlord or property manager of maintenance issues so they can be addressed before they worsen. While the landlord is responsible for maintaining the structure and major systems in compliance with city code, tenants share responsibility for the day-to-day condition and proper use of the property.

mikes

2/18/2026 04:42 PM

It's usually outlined in their lease. They're responsible to the general upkeep of the home and property, and responsible for reporting potential safety issues.

mlk8t3

2/18/2026 04:46 PM

Light, day to day maintenance. light bulbs for example. Also, keeping the unit clean and orderly. Almost all pest problems are caused by messy units, food left out, etc. The tenant can prevent many of these problems. Reporting maintenance needs in a timely manner is a huge responsibility. It's easier to fix a small problem before it grows into a

larger one.

Swmbo66

2/18/2026 06:39 PM

Keeping the home relatively clean to avoid pests, mold, fire hazards; DO NOT remove smoke alarm batteries - replace them if chirping or notify landlord. Replace furnace filter quarterly if you have pets/ annually otherwise. Don't flush anything other than waste and toilet paper. Notify the landlord promptly if there is dripping water or a security issue. Keep the lawn mowed if you are responsible. Follow pet rules and clean up after your pet . Don't allow more than allowed # of residents in the home.

Jennifer2e

2/18/2026 07:13 PM

depends but changing light bulbs, reporting any issues right away, keeping the property clean, mowing and keeping weeds pulled if lawn care isn't included, unclogging a clogged toilet

kounselorkittie

2/18/2026 07:52 PM

Depends on the lease or rental agreement

norgardp

2/18/2026 11:53 PM

I would argue that is between the tenant and the landlord. Certainly maintaining a sanitary condition is a part of the deal. Not damaging the property is also an important part of the deal. I think being a "good neighbor" is also a part of the deal; we've had neighboring tenants throw all-day parties that bled into the night and this went on daily for weeks. I also think tenants should be responsible for repairing life-safety and other required elements of a safe building if they damaged or removed them; missing smoke detectors is not cool and it is a frequent occurrence. Of course, this is between the landlord and the tenant, usually.

bikehikeski

2/19/2026 05:53 AM

1) Get a copy of your lease and keep it nearby to refer to during your tenancy, 2) keep the premises clean, 3) change light bulbs and batteries in smoke and carbon monoxide detectors, 4) use their trash bins and do not accumulate trash on the premises either inside or outside, 5) follow the nuisance ordinance about not generating noise and behavior that disturbs the peace and quiet of their neighbors, 6) put maintenance requests in writing and keep a copy of that writing, 7) pay your rent in a way that you can track and get a receipt if you pay in cash, 8) report code violations to the city before they affect your neighbors (we have a sewer break under a house and the next door neighbor most affected is reluctant to call the office of neighborhood services to report it; there are small children in the rental house with the break), 9) contact the city before you rent to make certain the rental is registered, 10) before you sign the lease and give over your security deposit contact the utilities and see what

the electric, heat and water bill history looks like, 11) compare your usage monthly to make certain that the meter is working properly or you catch a leak early, 12) call the city and ask for an energy efficiency assessment so you can cut down on your usage once you are in the premises, 13) understand you can call for a code enforcement inspection on the big things, not the small things. Learn the difference between what's a big thing and what's a small thing.

Angieperkins77

2/19/2026 07:09 AM

Speaking only for myself, my tenants' responsibilities for the property, are recorded in the Missouri Association of Realtors Lease Agreement. Form RES-3010

kevindreynolds

2/19/2026 08:49 AM

General cleaning and upkeep and sometimes mowing.

Amelia

2/19/2026 08:56 AM

Keeping the unit clean, using the appliances responsibly, doing routines related to weather (keeping at certain temp in cold and heat, dripping faucets), notifying managers when there are issues

kmertzluft

2/19/2026 09:19 AM

Keeping it clean, reporting needed repairs promptly, communicating to landlord problems with the unit, following requirements outlined in the lease, and avoiding damaging the unit.

Rental

2/19/2026 09:36 AM

Keep it clean and abide by the rules set forth in the lease.

Ana S

2/19/2026 12:46 PM

Keep the premisses in clean and orderly condition, and reposrt any maintenance concerns promptly

tdcprosmidmo

2/19/2026 10:40 PM

Do not abuse rental property. Maintain yard cleanliness and condition. Report to landlord any hazard, poorly working item or anything in need of reasonable repair. Expect to treat the property as their own.

Offypolkadots

2/20/2026 12:28 AM

They should be educated on how to keep their property safe that's within their control like changing batteries making sure the outside dwelling is kept compliant. How to report code violations. What a code violation is. I think many do not know the difference between what is a true issue like no heat as opposed to just poor maintenance.

kathyb0112
2/20/2026 07:44 AM
Routine upkeep (lawn care, snow removal, changing filters) - or notify me when repairs/replacements are needed

MarshaM
2/20/2026 11:37 AM
The tenant should maintain the property as it was when rented. They should also notify management immediately if there are issues.

ofajen
2/20/2026 02:46 PM
Generally to act in good faith regarding proper use of the property and reporting issues to the manager promptly.

Cspurling8
2/22/2026 09:45 AM
Whatever the agreement in the rental contract states.

Mandatory Question (111 response(s))
Question type: Essay Question

Q9 | What is the landlord's responsibility for the maintenance of their housing unit?

djgrith
1/20/2026 01:13 PM
That is between the landlord and the tenant. It should include keeping precipitation outside of the house. It should also include safe and functional water, sewer, heat, and electrical.

kaufmannjr
1/20/2026 05:45 PM
Everything but intentional or accidental damages. Examples include replacing aged carpet, cleaning carpets, painting, blinds replacement should be just wear and tear and not be deducted from a deposit or have forced rules to do x, y, z like paying for carpet cleaning upon moving out at the cost of the renter vs the landlord.

ryan.westwood
1/21/2026 10:17 AM
Follow the lease requirement and applicable laws.

amanda61502
1/21/2026 03:04 PM
That depends on the written language of the lease. Overall, owners/managers are responsible for providing housing that is secure and clean (at the time of move in). They are also responsible for the maintenance of the HVAC, water heater, and any appliances provided in the lease (with the exception of lessee's misuse/negligence).

reidtwilson34
1/21/2026 03:19 PM
Totally depends on the lease agreement which the city is not apart of. Ultimately, the landlord has to keep the home habitable.

BeverlyGuasti

1/21/2026 03:44 PM

Take pride in the condition of your rental homes. Respond to repair request in a timely manner. Evict tenants who refuse to take care of their homes and who refuse to be good neighbors and responsible members of the community.

Linda Coats

1/21/2026 04:25 PM

take care of all maintenance except what tenant is responsible for

Nancy Morton

1/21/2026 04:47 PM

Make sure the unit has working heat/air, maintain appliances, plumbing, etc to avoid leaks or anything that can cause damage to the unit.

Aelmore

1/21/2026 04:56 PM

Maintaining the building and equipment including external conditions. Being proactive to stay up with repairs . Following up with tenant concerns.

Mcghee65203

1/21/2026 06:20 PM

We maintain the grass, regularly power wash the exterior of vinyl sided units, clean gutters twice a year.

Canda

1/22/2026 08:50 AM

keep the structure and grounds safe, and well maintained

blawler

1/22/2026 09:50 AM

General maintenance of the structure and safety equipment in working condition. Safety items should be a priority and taken care of in days not weeks.

tomcat3b

1/22/2026 10:09 AM

Provide clean and well maintained units at a reasonable cost.

MelonyRoe

1/22/2026 12:48 PM

The landlord is responsible for fixing any issues in the unit within reason. Certain cosmetic issues...such as broken blinds, holes in the walls/doors, chipped/missing paint...would more than likely wait until the resident vacates to be repaired if it is an issue caused by the current resident.

jcmeyer128

1/22/2026 12:51 PM

Anything not agreed to be the tenant's responsibility in the lease.

NanCcan

1/22/2026 12:56 PM

All the safety standards checked by inspectors should be in perfect order, or repaired within a week and re-inspected (photograph may be

sufficient if the landlord does not have a record of too many violations).

SRNdive

1/22/2026 01:29 PM

depends on the lease agreement.

BSC-lisa

1/22/2026 01:30 PM

Landlords should provide safe and habitable housing. Maintain working utility systems, structural integrity, smoke and carbon monoxide detectors, appliance repair and such. They should handle issues promptly. There should be more clarity on what a reasonable time is. Residents should be educated on remedies when a maintenance request is reported but not acted on.

leam

1/22/2026 01:34 PM

Same as above.

Jdean325

1/22/2026 01:38 PM

Respond to tenant questions, maintain hvac, good plumbing and electric. Solve mold and water damage problems when they occur.

n2ball4life

1/22/2026 02:29 PM

To abide by existing laws.

George

1/22/2026 05:28 PM

Depends on the lease. Could be lawn cutting and could be furnace filter changing. Should always be safety.

wendyswetz

1/23/2026 08:31 AM

I would say the larger projects like I said in number 8 above

kerryc123

1/23/2026 08:40 AM

annual or bi annual inspection of appliances and hvac roof etc

JDE

1/23/2026 09:03 AM

The landlord is responsible for keeping the home in good and safe condition, changing the smoke and carbon monoxide detectors every 10 years, keeping the appliances in good working condition, ensuring that the home has working locks on all doors and windows.

thompsonkris

1/23/2026 09:29 AM

Everything else beyond keeping the interior of the unit clean.

Mbeck

Landlords should be responsible for major systems like HVAC, roof,

1/23/2026 09:43 AM

appliances and repairs even if caused by tenant. That's what a sec deposit is for.

Lori9091

1/23/2026 09:59 AM

following up on maintenance requests asap

bakerteamproperties

1/25/2026 01:05 PM

Make sure the unit is in good shape before move in, stay current with codes and make sure maintenance is done. Be respectful of the tenant and do maintenance or fix problems when reported in a timely manner. Keep heat and air in the units so they are habitable.

NeonDeone

1/26/2026 10:54 AM

Everything not listed above.

RayBatt

1/26/2026 01:57 PM

all

sherir

1/26/2026 04:01 PM

maintenance of items that break (although tenants should be charged if breakage comes from misuse)

4438623@gmail.com

1/27/2026 05:16 AM

Prompt repairs

jmbrodhacker

1/28/2026 09:40 AM

Landlords should be held accountable to maintaining a safe and livable property, while at the same time not being forced to do "cosmetic" things to a property that may not be necessary. Example- there are a lot of older properties throughout the city of Columbia and while some are visibly older, they are still safe and have been maintained properly to have someone safely living in the property. It is extremely frustrating as a property owner to have a property inside the City limits that is tenant occupied, and if you have something that is cosmetically un-appealing, you can be cited by the city to remedy this problem. While at the same front, the house next-door is owner occupied and could have the same issues, but because it is owner occupied, they are not required to be inspected and therefor won't be required to do anything, just because they are owner occupied. These should be treated one in the same, and only major/safety issues addressed.

shaneh445

1/31/2026 03:26 PM

If you OWN the property then its on you to fix issues that arise with it unless renters is causing destruction

Dlammon08

2/04/2026 08:13 PM

Things should be at a minimum safe and up to date. The land should be cared for as well. Maintenance employees should be well certified and readily available for the amount of units that may need care. Raising rent in a declining neighborhood or unit with little to no upgrades should be illegal. People are being preyed upon.

bflo

2/05/2026 08:48 AM

Virtually everything except as noted in 8 above.

Inbz7c

2/05/2026 09:46 AM

This varies by lease and I think it's appropriate to leave that up to the tenant and owner to decide.

Sunshinerental

2/05/2026 09:52 AM

Make it habitual

Mark O'brote

2/05/2026 10:10 AM

The City should work to have as little to do with rental properties as possible. Increased City involvement increases expenses, causing increases in rent. Educating tenants and landlords about energy efficiency will allow the marketplace to drive improvements. Lower utility costs encourage tenants to remain in a unit longer, helping to lower costs for landlords and tenants. Affordable housing is more than how much the rent is. Lower utility costs are a big part of affordability. Energy efficiency should be driven by competition, not the city regulations. Educate tenants and landlords about the benefits of lower energy costs, improving the affordability of a unit. The City should remember that, when awarding grants, it is unfairly disrupting the marketplace, making it harder for those not receiving grants to maintain and improve their properties. All landlords wish we were given grants to lower building or purchase costs, but that is unreasonable. It is also unreasonable for the city to have in mind what the city thinks a unit should rent for when building and purchase costs vary significantly because of a multitude of reasons. The city should not deny STR and LTR rental projects because they aren't "affordable housing". There are many levels of rental properties. As demand for higher-end rentals is met, it will open up current units for "affordable" housing. Housing subsidies frequently increase the monthly rental price for housing. Some units are priced considering 30% subsidies allowing the owner to charge 30% more than the open market would allow.

6520???:Citizen

2/05/2026 10:47 AM

Depends on the lease agreement and any state or local statute.

Nick Riley

Again it depends on the type of property, but in general: Fixing or

2/05/2026 11:33 AM

scheduling repairs for damage to the property, communicating with tenants when inspections and maintenance will take place with reasonable notice depending on the severity of said issue (burst plumbing pipe vs. dry wall repair). A certain level of preventative maintenance such as changing furnace filters in HVAC units, washing AC units in the spring so units are clean for the summer, making sure fire alarms/carbon monoxide sensors have batteries or are within their 10 year battery life (should already be done for annual fire inspections depending on the property). Things of that nature.

TomT

2/05/2026 12:29 PM

This is dependent on lease agreement. Create a reporting mechanism for tenants to report any maintenance issues. Basic requirements - weathertight structure without roof leaks, doors and windows that operate properly, water / wastewater / electrical that operate in accordance with the Property Maintenance Code. If applicable, maintain yards and landscaped areas free of trash and debris. If applicable, maintain parking areas, sidewalks, etc.

Arnezmichael

2/05/2026 12:32 PM

It should be fit to live in based on the law and ensuring the property is livable for the tenant.

Relidholm99

2/05/2026 12:32 PM

maintaining the general structure. Water leaks, electrical, HVAC, etc.

mmechlin

2/05/2026 01:54 PM

Make sure it is safe- working smoke detectors/carbon monoxide. Have appropriate exits in case of fire. Clear sidewalks/walkways of snow and ice. Maintain exterior if noted in lease.

Tamela

2/05/2026 02:03 PM

It's my responsibility to make sure they are maintaining my housing unit. I schedule personal inspections and walk throughs and my tenants are aware of that. . I also provide a cleaning service so that the property remains clean. After all it is my property to maintain and pay taxes on.

FrankieM7

2/05/2026 04:07 PM

Provide a safe and secure unit that meets all local building and apartment codes. Provide routine and required maintenance. Educate tenants on their responsibility (e.g., cleaning a/c or furnace filters); provide a method for tenants to report/request maintenance and respond promptly.

Tlandes13

2/06/2026 08:11 AM

take all maintenance calls and fix them in a timely manner.

PetalLogic

2/06/2026 08:47 AM

Fix maintenance issues as soon as possible (sometimes it is not possible to get an HVAC or plumber or new appliance right away).

marla.portra

2/06/2026 08:58 AM

Address tenant requests (when applicable and necessary) in a timely manner, and ensure that properties are turned over thoroughly with necessary repairs made during periods of vacancy between tenants.

Paul Eggeman

2/06/2026 09:10 AM

Repair items when they need to be fixed

Proudofpaige

2/06/2026 09:46 AM

Upkeep and maintenance

paprevo

2/06/2026 01:06 PM

Again, that should be based on a legal contract between the tenant and the landlord.

MrShiv

2/06/2026 03:14 PM

We maintain all property to code standards, along with general wear and tear. This may include major plumbing issues, large appliances, doors, windows, railings, etc.

Mmckim

2/08/2026 09:33 AM

Landlord should fix items but charge the tenant if the tenant caused the issue.

nbyrd81

2/08/2026 02:34 PM

Landlords need to repair items that break due to wear and tear and age and hold tenants responsible for damaging their property if that occurs. I try to keep my properties well maintained and inspect them at least once a year looking for preventative maintenance items

rjeperkins

2/09/2026 10:09 AM

Structural, building envelope, MEP systems, Life Safety, all up to code. Grandfathering is dangerous and from the 'fixes' I have observed are highly questionable in quality and safety.

Aaron Duncan

2/09/2026 10:20 AM

The overall maintenance and structural upkeep including the facility and associated equipment such as heat and air, water heater and main plumbing lines to the home and drains exiting the home

jessiek1923

2/09/2026 10:44 AM

Structural problems, exterior issues (paint, siding, windows, roof, etc.), repairs/replacement to appliances/systems in the property.

McAttendant

2/09/2026 12:40 PM

Landlords are responsible for hiring good property managers and holding the property managers accountable to the responsibilities outlined in the property management agreement/contract. The general responsibility of a property manager is to abide by the requirements of the lease. Property managers are responsible for communicating with tenants their expectations, whether it be through a lease or direct communications. Property managers are responsible for doing necessary repairs promptly, especially related to safety issues. Property managers are responsible for compliance with all all terms of the lease and local/state/national housing and safety codes and regulations, as well as association rules. Property managers are responsible for removing tenants who fail to fulfill their contractual responsibilities.

GAecx

2/09/2026 07:56 PM

Everything should be in a safe and operational order

Nighttyme

2/09/2026 10:56 PM

Maintain utility functions, address problems in a timely manner as set forth by the city, upkeep the property by addressing long term wear and tear.

Jay

2/10/2026 08:43 AM

The responsibility of the maintenance should be agreed on between the tenant and the landlord when the lease is written.

gcdlad

2/10/2026 11:45 AM

- reasonable and acceptable condition of habitability for the intended use. - all appliances function - all electrical and plumbing functional

keyabeamer

2/10/2026 07:36 PM

fixing general problems related to outdated equipment or technology i.e alarms, detectors ac units. laundry room issues. being a reliable source for their tenants when needs arise

Perplexed

2/10/2026 08:27 PM

Follow city ordinances, respond to maintenance requests within 24 hours, communicate issues effecting all tenants as needed.

bevjean

2/10/2026 10:16 PM

They need to ensure that it is as clean as they require it to be upon vacating as indicated in the lease associated with the unit before a new person moves in. They are responsible for making the repairs for things that broke or were damage during the lease's duration.

mtcly

2/10/2026 10:49 PM

See answer above.

claysidmom

2/11/2026 10:53 AM

Ensuring there's no mold or health-impacting conditions in their property

gabijacobs14

2/11/2026 11:07 AM

Any and all general maintenance that comes with owning a house. Renting a livable space free from pests and mold. Fixing any issues due to natural deteriorating conditions.

Chrispy

2/11/2026 12:53 PM

The landlord should be responsible for all maintenance outside of lightbulbs and air filter replacement.

Enyartr

2/11/2026 02:47 PM

Anything requiring installation or specialized equipment or knowledge, general upkeep of dumpster areas - especially the dumpsters close to buildings/units, regular inspection or surveying of appliances in each unit, snow and/or ice removal on stairs and sidewalks/parking lots.

mbrown

2/11/2026 03:02 PM

The landlord should be 100% responsible for maintaining their units, especially in multi-unit dwellings. Some single family homes with lawns can be maintained by the tenants, but the landlord owns the property and should be expected to maintain it to City standards.

Seele

2/11/2026 03:19 PM

Maintaining habitability. Repairing major systems and structural repairs. Maintaining safety systems. Maintaining common areas, for building that share multiple units. Responding to repair requests within a reasonable time.

nerfnada

2/11/2026 03:51 PM

Maintain all functioning systems like plumbing, electrical, and structural. Address repair requests promptly, especially those affecting safety or sanitation. Expressly written roles/responsibilities in the lease.

Willsm

2/11/2026 08:35 PM

Be responsive. Carry out repairs as quickly as possible. Do regular planned maintenance e.g replace hvac filter. Have HVAC serviced. Do energy efficiency upgrades.

Acdqn9

2/11/2026 10:44 PM

INFRASTRUCTURE

pyam

2/11/2026 11:25 PM

Literally everything besides basic cleaning on the interior. It's a rental property the landlord is in charge of maintaining servicing and repairing living accommodations, utility services, appliances, exterior care, and lawn care and landscaping unless otherwise stated in the lease. I think everybody agrees on some level (regardless of what the actual law is) that if you don't own the property, these are things that are not your responsibility and considered paid for in your rent

Brim2626

2/12/2026 10:20 PM

A landlord has the responsibility to maintain their property based on their contract with a tenant.

rcwd1702

2/13/2026 08:34 AM

Basic clean, habitable spaces that are frequently checked for maintenance and safety issues. Pest control services should be covered by the landlord if the issue predates the tenant's move in date.

Cory

2/13/2026 03:13 PM

Maintaining compliance with the code and lease agreement. To not treat buildings, especially in historic neighborhoods, as resources to be extracted till gone.

auxioneer

2/14/2026 11:01 AM

We change furnace filters every three months, batteries in smoke detectors, light bulbs, keep the outside of the home clean, gutters cleaned, trees pruned.

Gsholtis

2/17/2026 09:55 AM

Appliances, heating/cooling, mold, rodents, safety (carbon monoxide, fire sprinklers, changed locks/keys, lighting throughout building, safety. 24 assistance.

LittleFish

2/17/2026 01:43 PM

Follow the HUD definition: HUD defines rental maintenance as a proactive program of inspections, routine upkeep, and repairs designed to ensure residential units remain in decent, safe, and sanitary condition.

CnZ Properties

2/18/2026 02:16 PM

All maintenance that is not from abuse or neglect. As well as lawn care.

alyssa.smolensky

2/18/2026 02:30 PM

Ensuring the property is safe and comfortable, quickly addressing issues that need to be fixed, respecting the tenants' privacy, facilitating smooth transition between occupants, and adhering to and enforcing the specific rules outlined in the lease.

jalucas

2/18/2026 02:31 PM

Keeping the property safe.

lclarkston

2/18/2026 02:33 PM

Maintenance and repairs

Shelle

2/18/2026 03:05 PM

To everything in working order.

LonesomeEcho

2/18/2026 03:30 PM

Landlords must keep rental unit safe and up to code for the safety of their lessees.

Elizabeth.Ball

2/18/2026 03:54 PM

In the City of Columbia, a landlord is responsible for maintaining the property in compliance with the City's Property Maintenance Code and ensuring the unit remains safe and habitable. This includes maintaining the structure, roof, foundation, exterior elements, and common areas; keeping plumbing, electrical, heating, and mechanical systems in working order; and addressing code violations in a timely manner. Landlords are also responsible for obtaining and renewing rental licenses, correcting deficiencies identified during inspections, and responding to legitimate repair requests so conditions do not deteriorate. While tenants are responsible for day-to-day cleanliness and proper use, the landlord bears primary responsibility for the overall condition, safety, and code compliance of the housing unit.

mikes

2/18/2026 04:42 PM

Landlords are responsible for addressing maintenance or safety issues as reported by the tenant and/or through routine inspections.

mlk8t3

2/18/2026 04:46 PM

Making sure the property is safe and functional, addressing maintenance issues in a timely manner. It's in the property owner's best interest to provide safe and healthy properties in order to attract great tenants.

Swmbo66

2/18/2026 06:39 PM

Respond within a reasonable time to tenant requests. Safety requests are priorities. Quarterly maintenance checks - furnace, hot water heater, smoke detectors, dishwasher filters. Check hand rails, make sure doors close well and deadbolts work. Adjust windows as needed. Enforce pet rules - max number, size, breed, etc. Provide a safe home and monitor it regularly.

Jennifer2e

2/18/2026 07:13 PM

Fixing broken items, plumbing issues, providing furnace filters, recaulking as needed, lawn care unless it's offered and agreed to by landlord.

kounselorkittie

2/18/2026 07:52 PM

to keep it safe

norgardp

2/18/2026 11:53 PM

The landlord should maintain the mechanical and structural integrity of the property, to maintain it in a safe condition for occupancy. This includes the basic things that inspections reveal, like locking doors, life safety, and safe structures. What remains is between the landlord and the tenant. Shoveling snow should probably fall on the landlord since tenants (even really good ones) cannot be counted on in this regard. Ultimately, the landlord has a fair amount of responsibility -- property maintenance, grounds maintenance (lawncare, snow removal, party clean-up), life-safety maintenance, and so on, not to mention taxes, mortgage, insurance, etc.

bikehikeski

2/19/2026 05:53 AM

1) provide a printed, signed copy of the lease for the tenant to refer to during their tenancy; 2) smoke detectors and carbon monoxide detectors need to be present and working; 3) electrical wiring should be safe and the outlets should be attached to the wall, 4) the doors and windows should lock, and the premises should be capable of being secured, and the tenant should have keys to the functioning door locks, 5) furnace should be in good repair, 6) waste water should drain appropriately from sinks, toilet, tubs and not back up in the basement or under the house; 7) there should be sufficient ventilation to help mitigate moisture, mold and mildew, 8) the building envelope should be secure, no openings for mice or other critters to enter, insects, water, snow or ice, 9) weather stripping should be present and in good repair, 10) a water leak regardless of which side of the meter it is on, is a serious matter and should be attended to asap. Water creates moisture mold and mildew and affects the indoor air quality of what our children are breathing.

Angieperkins77

2/19/2026 07:09 AM

Speaking only for myself, my responsibilities for the property, are recorded in the Missouri Association of Realtors Lease Agreement. Form RES-3010

kevindreynolds

2/19/2026 08:49 AM

Repairs to non functioning items and unsafe conditions and sometimes mowing.

Amelia

2/19/2026 08:56 AM

Paying for the upkeep of the house including insulation and major cracks in the foundation/doors/walls, taking action to stop or prevent mold and infestations to a reasonable extent, checking the structural integrity of floors, roofs, porches, and stairs, replacing windows to prevent huge utility costs, fixing appliances in a timely manner, fixing peeling paint and falling ceilings

kmertzlufft

2/19/2026 09:19 AM

Have a lease that clearly states expectations, keeping property well-maintained, completing repairs promptly, and communicating to tenants.

Rental

2/19/2026 09:36 AM

Address tenant concerns, maintain/repair, as needed, in a timely manner.

Ana S

2/19/2026 12:46 PM

inspect the units on a regular monthly and by annual schedule, respond to any maintenance requests or concerns from tenants within 72 hours

tdcprosmidmo

2/19/2026 10:40 PM

Any item involving safety of the tenant. Keep in acceptable working order. Keep unit structurally sound.

Offypolkadots

2/20/2026 12:28 AM

Make sure the tenant has heat. Secure property through working locks etc. healthy standard like no mold. Drafty windows working fridge and stove. Cooling. Fire prevention outside code maintenance like mowed lawns

kathyb0112

2/20/2026 07:44 AM

Respond quickly to problems that need to be addressed and ensure situations are resolved to my a tenant's satisfaction

MarshaM

2/20/2026 11:37 AM

The landlord should keep his property updated and safe for occupants and visitors and make sure everything is to code and working properly.

ofajen

2/20/2026 02:46 PM

Generally to make sure the property is maintained properly and address issues that arise.

Cspurling8

2/22/2026 09:45 AM

Maintaining all permanent structures in a way in which they would maintain their own personal living property. This should be paid clear in contracts.

Mandatory Question (111 response(s))

Question type: Essay Question

Q10 | What other input do you have on this topic?

djgrith

1/20/2026 01:13 PM

I want to make this clear. You have an option in the survey to require local property management. I personally don't like this because I have several local employees that I employ as an owner/ manager. It doesn't matter where I am when a rental property needs service because my company is properly staffed and managed. That doesn't require a manager to live in a certain zip code. I hope you focus on the product of housing because that is the issue at hand.

kaufmannjr

1/20/2026 05:45 PM

Renters should be provided dates for when the flooring was installed and paint down to walls by room. We as a city need to educate renters that they aren't required to pay for normal wear and tear, and landlords need to stop charging for these types of things knowing most renters won't argue the fees.

ryan.westwood

1/21/2026 10:17 AM

Energy-efficient rental housing is clearly the easiest win, here. It could be incentivized with less frequent inspections or directly installed by the City for free or a discount. Currently, young renters and students have no stake in Columbia's sustainability goals despite being the most likely supporters. This would give immediate savings for renters (at least those whose utilities are not included in rent) and long-term savings and increased property values for property owners. Otherwise, the old Energy Efficiency map specific to rental properties must be brought back so renters can make informed decisions. The blanket Energy Efficiency Map currently made available without property type data is clearly a silly cop-out to protect landlords from transparency. Transparency is the key, here. Otherwise, tenants are effectively throwing darts and spinning wheels to choose where the rent.

amanda61502

1/21/2026 03:04 PM

I appreciate the Office of Neighborhood Services and the work their team performs. We consider them a partner in the success of our rental properties.

reidtwilson34

1/21/2026 03:19 PM

The least amount of city intervention is in the best interest of everyone in Columbia. I believe that most landlords would like to own nice and decent properties and try to keep them that way. All the

inspections do is add another hoop landlords/management companies have to jump through.

BeverlyGuasti

1/21/2026 03:44 PM

Nobody wants more government. The existing code violation system already addresses concerns as they arise. Tenants also already have the right to complain to the city and have their concern addressed. To add more inspections is redundant and an attempt to fix a problem that is already fixed through the existing code complaint system. It needlessly adds cost for the city and for the landlords.

Linda Coats

1/21/2026 04:25 PM

Need more affordable rental options in Columbia

Nancy Morton

1/21/2026 04:47 PM

The inspection process is very burdensome for the property owner, especially with multi-family housing. If properties are well maintained without complaints from tenants or code violations they should be "rewarded" rather than penalized. The inspection process causes extra expense due to the fees involved for the renewal applications, paying for inspections of the gas appliances. It also causes disruption to the tenant as the owner has to notify the resident of the need to enter their unit with the inspector. Lots of people work from home or have pets in their home and having someone come into their home often means having to adjust their work hours or make other arrangements if they choose to be at home during the inspection

Aelmore

1/21/2026 04:56 PM

I feel the external conditions of a property often are a pretty good indicator of maintenance priorities of owners or managers

Mcghee65203

1/21/2026 06:20 PM

none

Canda

1/22/2026 08:50 AM

make sure regulations are applied and enforced evenly, which means there are checks and balances to ensure there are no special relationships between inspectors and landlords.

blawler

1/22/2026 09:50 AM

A simple addendum might help with tenant/landlord responsibilities that includes contact numbers for the landlord and what tenant can do if there is no response.

tomcat3b

1/22/2026 10:09 AM

Columbia doesn't have a lack of well-maintained rentals. It has a lack of total rentals, so we need to promote construction of new units. A

free market approach which reduces taxes and regulation will bring investors and contractors to our wonderful city:) More rentals will also reduce rents and help tenants afford good housing.

MelonyRoe

1/22/2026 12:48 PM

I believe for rental inspections, you should be able to use a certified HVAC technician vs having to be registered with the City.

jcmeyer128

1/22/2026 12:51 PM

More intense regulation would incentivize me to sell my property and move my rental operations to a surrounding community like Boonville or Fulton. I'm a responsible landlord and I work with my tenants to address maintenance issues as soon as I am aware of them. I am unaware of any tenant complaints that I have ever had that I could not resolve on the spot or the next business day in the case of weekend/holiday issues requiring a vendor to make repairs. Heavy regulation would not be welcome or helpful for my tenants wellbeing.

NanCcan

1/22/2026 12:56 PM

Good landlords should be rewarded. When they make their units more energy efficient, they should get a discount on inspection fees. When they rent at AFFORDABLE rates (and still keep up safety standards), they should get a discount. Some kind of tax refund for either or both of the above would be great, but I don't think the city can provide that particular incentive.

SRNdive

1/22/2026 01:29 PM

What is the real goal for this? Do we really believe that there is a large problem with quality housing? I see much more instance of health and safety violations in owner occupied homes than in rental.

BSC-lisa

1/22/2026 01:30 PM

If an owner has multiple properties and has repeated violations, their rental license should be revoked or suspended. If they cannot maintain their properties, they should not be able to rent them out. If a resident caused damage to a rental property that causes a failed inspection, there should be a penalty issued to them along with an educational requirement in which they learn of tenant responsibilities in rental properties. Education like grease does not get dumped down drains, smoke detectors should never be removed, food should not be left out, trash should be regularly removed from the home, animal waste in a home is a hazard, all of the products that claim they are flushable but should not be flushed, dryer lint needs to be removed after each load is dried, leaks should be reported immediately, fires should be reported immediately, disconnect hoses before cold weather, just to name a few things.

leam

1/22/2026 01:34 PM

Alas, it's the few bad apples that make it difficult for those of us who depend on a small number of rentals for income. We handle our rentals hands-on - ourselves, and it's a better way to care and have a relationship vs. using a property manager.

Jdean325

1/22/2026 01:38 PM

Crack down on landlords that do not take care of their property. AB management, 411 stop, Susan Horak. Do not burden good landlord with extra hoops. This will cause smaller landlords to get out of the business and bring in out of town landlords.

n2ball4life

1/22/2026 02:29 PM

Leave people to conduct their own business as they see fit.

George

1/22/2026 05:28 PM

I feel like the people I know who manage and/or landlords want to do the right thing by their tenants. I think tenants sometimes don't report items because they don't want people in their apartment/house to smell their weed or see how many cats or roommates they really have.

wendyswetz

1/23/2026 08:31 AM

I don't

kerryc123

1/23/2026 08:40 AM

unsure

JDE

1/23/2026 09:03 AM

N/A

thompsonkris

1/23/2026 09:29 AM

Please do not require local property management. As previous tenants and current landlords, we have found that many of the local property managers are hard to get ahold of (even by landlords who would pay them!) and provide substandard maintenance and care of units.

Mbeck

1/23/2026 09:43 AM

Reward good landlords but do not micro manage housing compliance and do not make it a more tedious process. We do not need more inspections. We have far bigger issues in our city to deal with. Thanks for the opportunity to provide input.

Lori9091

1/23/2026 09:59 AM

none

bakerteamproperties

1/25/2026 01:05 PM

When tenants cause issues in a property, they need to be held accountable. I would love to have a local database of property managers and tenants that have destroyed units but they didn't take them to court so I don't get them in one of my units. Too many tenants go in and destroy a unit and move on to the next one and the landlords lie to get them out and don't take them to court so we have no way to find out about them bad tenants. I've been lied to by several landlords and their is no history and the tenant is horrible. For example: When a tenant causes an issue and then calls the city to report the landlord won't fix it. We have had issues where damage is caused by the tenant and we told the tenant they had to pay to fix and when they paid we would fix. They call the city and report and try to force the landlord to fix at their cost. The city needs to work with the landlord and make the tenant pay to fix the problem. It's not always the landlords responsibility to fix damage. Sometimes, the tenant needs to be forced to do so as well. Right now the only way we can do this is take it to court, which just costs us more money, causing rent prices to continue to increase.

NeonDeone

1/26/2026 10:54 AM

Just because one council person asks for this review, time and again, why are you doing this?

RayBatt

1/26/2026 01:57 PM

Rental rates are determined in part by total cost incurred by owner. City does not need to add to this cost which would then be transferred to renters

sherir

1/26/2026 04:01 PM

The city has a hard time doing inspections every 5 years. I don't know how they can handle every 3 years or whatever frequency might be determined.

4438623@gmail.com

1/27/2026 05:16 AM

Redefining the definition of a family is a bad idea negatively affecting building maintenance and management

jmbrodhacker

1/28/2026 09:40 AM

I have always been fond of rental inspections and believe they serve a very good purpose and are necessary. I also believe that for many years, inspections have been the main cause for friction and frustration between the city and landlords. I would like to see a system where everyone can work together, have a good relationship and not be worried about the next inspection coming up.

shaneh445

Rent caps. Would give people breathing room and allow to spend

1/31/2026 03:26 PM

more in our local economy

Dlammon08

2/04/2026 08:13 PM

In regard to inspections, a certified well respected and impartial inspector should have access to a homes past maintenance requests. This is where all the stuff that has been covered up by multiple companies, owners, and shoddy workmanship is. We have suffered through renting a home that was passed from jacobs to real property and is now looking at another owner that has severe foundation and flooding issues. Theyll never be found and will just rent to another poor sucker and at a higher price. People deserve better than companies like Real Property Group buying up all of Columbia to overtax and underserve people with decaying properties until theyre done with them and sell them off. The cycle continues, setting Columbia up for a massive amount of eventually poor vacant or condemned homes. Property groups should lose their license over this. Theyre just flipping homes, getting realtors licenses while working at shady property management companies and using the people of columbia to fund their own selfish pursuits of screwing the average joe.

bflo

2/05/2026 08:48 AM

I think its a good program. One thing I have noticed, is there can be inconsistency between inspections. For example an inspector noting items that were legitimate deficiencies, but were only noted on the third inspection cycle. The same deficiencies were present for the first two inspections, but were not noted by the inspector.

Inbz7c

2/05/2026 09:46 AM

The city should focus it's attention on landlords and properties that are frequently causing issues, being cited, etc. We don't all need to be punished for the few.

Sunshinerental

2/05/2026 09:52 AM

NA

Mark O'brote

2/05/2026 10:10 AM

If otherwise left alone, tenants will help motivate landlords to provide better cared-for and more energy-efficient properties. Providing tenant education, so tenants will know to ask about a unit's utility costs and any other secondary expenses, will help competition to drive improvements.

6520???Citizen

2/05/2026 10:47 AM

Overregulation is unnecessary and burdens responsible property owners and tenants.

Nick Riley

2/05/2026 11:33 AM

N/a

TomT

2/05/2026 12:29 PM

Although this should not be regulatory, strongly recommend that owners / managers do monthly walk throughs to identify maintenance items. that are not as obvious to tenants. This can also serve to create more positive and open lines of communication. In a perfect world, it would be nice if we could affect a shift in culture where tenants take an 'ownership' approach to maintenance of where they live. Owners / managers have a large responsibility to making this happen.

Arnezmichael

2/05/2026 12:32 PM

I have properties in Columbia and jefferson City. Other places (like Jefferson City) in mid Missouri don't have rental inspections and it's less expensive to do business there. As a result, rents are lower for residents in those cities.

Relidholm99

2/05/2026 12:32 PM

Thats all for now. Would love to chat more if you would like to call me. I dont have time for the meetings typically since I have young kids at home. (573)673-2842

mmechlin

2/05/2026 01:54 PM

n/a

Tamela

2/05/2026 02:03 PM

If the city decides to tax me more, inspect more and take more control of my property that I own and operate and pay taxes on I will sell property and purchase property in another place. I provide incredible housing and have had rental property in Columbia for over 30 years. I am a mom and have raised 3 children to be incredible adults. I praised and rewarded them for good behavior, I did my best to focus on what they did right, not always what they did wrong. I think the city could do the same, reward the landlords with incentives for keeping their property in good condition. It would cost less and be more productive.

FrankieM7

2/05/2026 04:07 PM

I have been a homeowner for almost 40 years, and just renting temporarily, so my personal experience is limited. However, I ran Mizzou's housing program for almost 25 years, which included graduate and family housing for about 700 graduate students and/or students with children, as well as undergraduate housing for almost 7000 students. My experience leads me towards a landlord perspective. Keep up the good work!

Tlandes13

2/06/2026 08:11 AM

None

PetalLogic

2/06/2026 08:47 AM

I have observed that less desirable tenants (those who have money problems or little respect for others' property) tend to live in less maintained, higher rent places because those tenants can cause more problems and cost landlords more money, so many landlords won't rent to them. There are a lot of bad tenants out there and I try to avoid renting to them. When "affordable housing" is discussed, that NEVER comes up. The blame is always put on the greedy landlords. Why should I rent to someone who doesn't pay the rent, has their utilities shut off, sneaks 10 extra people in or a pitbull who chews up the floor? While there are bad landlords (especially ones that aren't in Columbia) there is a huge number of tenants that "good" landlords won't touch. The problem won't be solved until you include them in the solution.

marla.portra

2/06/2026 08:58 AM

This would be a punishment for responsible property owners. If changes are needed, they should be made with the goal of rewarding property owners who do not have code violations, and penalizing only those owners who continue to cause problems.

Paul Eggeman

2/06/2026 09:10 AM

I think the current process is working just fine.

Proudfopaige

2/06/2026 09:46 AM

Inspections upset my tenants and are costly to keep paying for.

paprevo

2/06/2026 01:06 PM

The city is too involved. Its policies are not equally applied. The city cannot even meet its own obligations yet punishes private property owners that have legal contracts with tenants (ie Homeless encampments threatening water ways, homeless burning down properties, being in violation for years on its waste management reactiveactices, etc)

MrShiv

2/06/2026 03:14 PM

See above. The inspection program unfairly penalizes those who participate in it, while allowing scofflaws to get away with substandard properties. Check out the columbiamo Reddit group for horror stories about the condition of many rental properties in the city. Why are slumlords able to dodge major habitability issues, while honest landlords have to deal with often trivial violations? If anything, it should be easier for those who voluntarily enroll in the program. Also, your inspectors should stick to the housing codes and not go fishing for other, non-housing ordinance violations. One of your rental

property inspectors cited us for a non-property-related violation (unlicensed vehicle), which should NOT be cause for denying a rental license. Landlords should not be held responsible for tenants' personal vehicles.

Mmckim

2/08/2026 09:33 AM

More inspections is more costs and those costs would be significant which will result in higher rents. Everyone complains about the cost to rent in columbia. The city should be trying to lower costs for property owners not increase the costs.

nbyrd81

2/08/2026 02:34 PM

Educating tenants on how to maintenance and take care of their units may help; this is the biggest issue I see is lack of education on knowing how to take care of anything at the properties. Simple things like how to install furnace filters, bringing trash cans in on time, cleaning food up after you eat so it doesn't draw rodents and bugs, etc.

rjperkins

2/09/2026 10:09 AM

This is a massive issue given Columbia's nature. There are too many bad landlord's who write leases that favor them, and have the ability to persecute tenants. The owners need to have to be required to keep the buildings up to code, when their component lifespans have come to an end. For instance the average lifespan of intended design is 30 years. A great deal of the housing stock has reached or has outlived that lifespan, and then also has 30 years-worth of 'fixes'. I personally recently bought a building that had previously been leased as apartments and had to go through and entirely remove all of the systems because they were so badly maintained or fixed. For instance water lines that were galvanized pipe, connected to copper, to pex. The electrical was knob & tube aluminum, connected to copper wire, with junction boxes hidden behind drywall. Plumbing fixtures were rotting through the floor because of improper installation and material selection and improper maintenance.

Aaron Duncan

2/09/2026 10:20 AM

You need to do a better job educating the renters of Columbia. Most are not going to respond to this survey because they are students or elderly and don't get involved. You allow residents to vote on takes and most renters may not realize these increases go straight into rent increases. Then renters complain about the high cost of rent. Rental property is a business like any other. The renter bears the costs of everything the city and county implement in taxes and fees. Some people just need cheap rent. Not possible in Columbia.

jessiek1923

n/a

2/09/2026 10:44 AM

McAttendant

2/09/2026 12:40 PM

It would helpful if the City of Columbia helped to educate tenants on their responsibilities. Even simple things like changing lightbulbs, changing batteries in CO/smoke detectors, understanding the different beeping of a CO/smoke detector (to prevent the Fire Department from getting calls when a battery dies), changing an HVAC filter, pest control (if it is the tenant's responsibility, as outlined in the lease), cleanliness (especially of toilets and showers/bathtubs/sinks, and removal of animal feces/urine from flooring), not blocking access and/or escape routes, how to shut off water (to a toilet or to the entire unit), how to reset a tripped breaker (including a GFCI) or a garbage disposal (both resetting or clearing a blockage), and general good tenant stewardship like picking up trash on the property (even if the wind blew it over from a neighboring property) and fallen branches. Tenants should know/learn the basics of contracts and understand that any cost put on the property management company will just be returned to them in increased rents.

GAecx

2/09/2026 07:56 PM

None

Nighttyme

2/09/2026 11:56 PM

It would be nice if property managers were required to include the city's reporting number on their leases.

Jay

2/10/2026 08:43 AM

Keep the government out of the rental business. Leasing a piece of property should be between the landlord and the tenant.

gcdlad

2/10/2026 11:45 AM

Again, please advise what benefit we receive from these inspections?
Paid rent is not an answer.

keyabeamer

2/10/2026 07:36 PM

nothing.

Perplexed

2/10/2026 08:27 PM

Absentee landlords are the worst.

bevjean

2/10/2026 10:16 PM

Not at this time.

mtcly

I strongly believe that more can and should be done to prevent the

2/10/2026 10:49 PM

exploitation of those looking for a place to live. Access to safe and sanitary living conditions should be available to all, and an individual paying to live somewhere should not have to endure gross negligence based on where they are able to afford to live. My current apartment is almost twice the price in rent compared to the last, and it is a sacrifice my partner and I are willing to make to guarantee a safe and sanitary living environment- a sacrifice that not everyone has the privilege to make. I urge the City of Columbia Neighborhood Services to increase the frequency of rental unit inspections, and that there be tangible consequences for renting units in uninhabitable conditions to individuals in our community. To continue to grow and thrive in Columbia we must not hesitate to help our neighbors and make them feel safe in their homes, and simultaneously hold those who allow and profit off of unsafe living conditions accountable.

claysidmom

2/11/2026 10:53 AM

The Horak group as landlords are notoriously negligent. They should be inspected every year!

gabijacobs14

2/11/2026 11:07 AM

As a property owner I would ensure that my tenants live in a space that I would want to be in. That is not the norm in our community all the time. As a renter, I can't continue to pay more and more money each year to live somewhere that continues to deteriorate.

Chrispy

2/11/2026 12:53 PM

Columbias housing prices have continued to go up and up, while most units are not updated nor have amenities that make these rising costs warranted.

Enyartr

2/11/2026 02:47 PM

There simply needs to be more eyes on rental properties and those who operate/maintain them. Also, I believe that the properties who fail inspection(s) should be made public in the same way restaurants, bars, and stores are.

mbrown

2/11/2026 03:02 PM

There is an opportunity to incentivize tenants to maintain properties by both The City and landlords, but if there is no incentive for the tenants, then it's the landlords responsibility, especially because Missouri doesn't have Rental Protection Laws in place. It's like asking an employee why they don't care more about their job when Missouri is an at will state and has minimal labor laws, there's no incentive for me to care if I can be fired at any time. It's not quite the same, but protections = incentive

Seele

Specifically I think there should be more clarity of responsibility, the

2/11/2026 03:19 PM

lease defining maintenance duties, defining the difference between "minor" and "major" repairs, and overall having a written maintenance policy. Also some type of enforcement for preventative maintenance like regular HVAC system inspections from the landlord, servicing plumbing before it fails, and maintaining roofs and gutters if that falls withing their responsibilities. Communication quality has always been a constant battle between tenants and landlords. I don't know the answer to solve it but more inspections and more clarity will move us in the right direction.

nerfnada

2/11/2026 03:51 PM

We have a strong rental community in Columbia. I believe that increasing regulatory burdens affects the locally owned single operators more than the large corporate bodies that operate in the same space. I also fear that some of these new recommendations are a reaction to a smaller portion, a vocal portion, of the tenant community, and that an increase in education and availability of resources for these folks can address any shortfalls. Codes need to be followed. Overall, I do not think increasing regulations and barriers promote a thriving rental community, or local business in general.

Willsm

2/11/2026 08:35 PM

Older Rental units are notoriously energy inefficient. Provide incentives for owners to upgrade and incentive for solar energy installs

Acdaqn9

2/11/2026 10:44 PM

Renter in COMO for 15 yrs.

pyam

2/11/2026 11:25 PM

I've lived in rental homes that are not only clearly not up to code but also potentially dangerous. Black mold, poor wiring, ancient fuse boxes, unpaired broken windows, etc. I understand the inspections are not to ensure that the unit looks good but they should at least inspect for basic safety. I also think these inspections should be random, the landlord isn't gonna do anything until the week of when they know an inspection is coming

Brim2626

2/12/2026 10:20 PM

Living in NE Columbia, very close to Geysers and Rice Road there is absolutely no oversight from Columbia or Boone County. Property owners such as myself fully believe Columbia and Boone County do not care.

rcwd1702

2/13/2026 08:34 AM

I believe that there is a dire need for more rental inspections. There are hundreds of rental properties that are similar situations to the cockroach issue my partner and I had to live in and now deal with on

a legal level. These types of landlords should and need to be held to legal consequences. The way in which these property management groups can take advantage of low income tenants is a gross mistreatment of the residents of the city of Columbia.

Cory

2/13/2026 03:13 PM

Thanks for the survey! Neighborhood Services does great work. Give them a raise and more staff! :)

auxioneer

2/14/2026 11:01 AM

Again, I believe five years is frequent enough for our properties that we personally own.

Gsholtis

2/17/2026 09:55 AM

We cannot become a college town slum lord place!

LittleFish

2/17/2026 01:43 PM

I have heard horror stories of insect infestations, long wait times for HVAC fixes during extreme hot/cold temps and landlords or management companies that just do not respond to reported issues. There should be some way for residents to report to the City when issues are not resolved and there should be a way to track how many complaints a landlord receives. That should be public information and available in a searchable database.

CnZ Properties

2/18/2026 02:16 PM

None

alyssa.smolensky

2/18/2026 02:30 PM

I would just like to reiterate that I do not support more frequent inspections of all rental units. The only case where it makes sense is for rental properties that are associated with frequent code violations or tenant complaints.

jalucas

2/18/2026 02:31 PM

It will be costly on tenants if you begin requiring additional inspections. Taxes are already very high in Columbia which causes high rents already. This would only make it worse & would be passed along to tenants.

lclarkston

2/18/2026 02:33 PM

None

Shelle

2/18/2026 03:05 PM

none

LonesomeEcho

2/18/2026 03:30 PM

N/a

Elizabeth.Ball

2/18/2026 03:54 PM

Housing affordability matters, especially in the rental market. When additional inspection frequency, stricter protocols, and expanded requirements are layered onto all properties equally, those costs do not disappear. They are ultimately reflected in rent. That does not serve tenants or the broader goals of the City. Not every property is the same. There is a significant difference between neglected properties and long-term, responsibly managed rentals. Enforcement should focus on documented problems and verified complaints rather than expanding blanket requirements across the board. Property condition and rent levels are directly connected. If owners are required to make substantial investments for items that do not materially impact health or safety, it reduces the ability to keep rents affordable. Strong standards for habitability are important, but policy decisions should balance safety with economic reality. A complaint-driven and evidence-based approach is more practical than broad escalation measures that increase costs across the entire rental market.

mikes

2/18/2026 04:42 PM

No other input.

mlk8t3

2/18/2026 04:46 PM

Every new restriction or requirement adds to the cost of reality in Columbia, thereby driving up rent rates. That doesn't mean all restrictions are bad. Given the huge rise in housing, I do not think the city should cause housing to increase even more through unnecessary requirements.

Swmbo66

2/18/2026 06:39 PM

Responsible landlords are ok with inspections. That attracts good tenants, and makes properties good investments for potential buyers. Landlords get angry about multiple inspections when there are OBVIOUSLY many other rentals that are practically falling down around town. We tour prospective properties when purchasing more investment properties that are in horrid condition. People shouldn't have to live that way, but some landlords don't care about the impact on their tenants or the neighborhood. Enforce the code for THOSE places before doubling down on inspections for the rule followers. Realize every extra expense we incur is passed on to the tenant. Property taxes, insurance requirements, parking pads for off street parking, crazy restrictions on boundary distances when renovating EXISTING STRUCTURES for additional living units on R2 zoned property. More codes, more fees - drive price of rent up. Retrofitting an old home to meet today's energy efficiency standards is

expensive. If you don't want to pass that cost to the tenants, give us some type of incentives to do so. Take a stake in the added expense and offer rebates or something. Local property managers know our market and our town better and are more invested in keeping our town livable and lovable.

Jennifer2e

2/18/2026 07:13 PM

I think too many inspections put lots of strain on the city, landlords and even tenants. The cost vs benefit needs to be looked at. Housing is high and this could ultimately cause more rent and that doesn't help tenants. The current schedule keeps up the properties.

kounselorkittie

2/18/2026 07:52 PM

the slumlord next door hasnt had screens on the windows in YEARS. they cant even open their windows for fresh air, no screen doors.

norgardp

2/18/2026 11:53 PM

I think the idea of addressing nuisance properties is perhaps the most important step. To achieve this, I think the City should be taking a more pro-active role in finding problems. There needs to be a streamlined method for resolving problems that are reported. How many times have I called in yard-parking or misplaced trash or other day-to-day neighborhood nuisances only to see them unresolved. I think the notion of energy efficiency is good, but ultimately you have to have a balance. When you consider the rising property tax rates, federal and state taxes, inflation, and rising energy costs, and if you maintain a fixed rental rate (as we do) then your margins can shrink quickly. In fact, there are years where our profit on certain properties is nearly break-even. If you are renting turn-of-the-century houses the idea of improving energy efficiency can be very costly, even with City subsidies. I would be very careful about mandating efficiency standards, as it will drive rental rates up and push people out onto the streets. I would urge caution about making rapid changes that landlords will find onerous. You might find the rental stock "much improved" over what exists now, but it will come at a cost, and that cost is likely rising rents. The City's housing needs are generally stacked in favor of high-end candidates who may or may not be paying for their tenancy themselves, and so there is a real risk of adding to the housing cost burden to lower income families. Holding poor-quality landlords to the same standards that we hold higher quality landlords is an important step. I'm not sure how you do this without impacting tenant costs, but there has to be a way to hold the "bad ones" accountable without putting undue burden on the rest of us who are doing good by our tenants.

bikehikeski

2/19/2026 05:53 AM

There appears to be a pro property owner bent in our city, that somehow tenants are second class citizens. Rental housing accounts

for more than half our housing, perhaps we should treat tenants' concern democratically, since they are the majority. I do not understand how an annual license fee, or an annual furnace inspection fee, or more frequent inspections at ownership change or property management change, or having to provide a certificate of insurance or pay for a business license, is cost prohibitive. I believe I should have access as a neighbor to the name and phone number of the owner and the name and phone number of property manager of the property next door given they have chosen to use it as a rental property and earn revenue from it. I do not understand their opposition to disclosing or complying with these basic public health and safety practices. Code enforcement keeps my family, my children, my grandmother, who may live next door, safe too.

Angieperkins77

2/19/2026 07:09 AM

I would like to take this opportunity to thank all of the Columbia City Inspectors for all their long hours and energy, in keeping Columbia up to date and safe.

kevindreynolds

2/19/2026 08:49 AM

None

Amelia

2/19/2026 08:56 AM

At my last rental, the porch was held up by a large rock under rotting wood. At my current rental, the popcorn ceiling keeps falling down in multiple rooms and they will do nothing after numerous times contacting them. There is a huge power differential between tenets and property managers/owners, and I would like to see the city doing more to regulate the conditions tenets have to live in. Especially given how much of housing in Columbia has been turned to rental properties, and how many beautiful historic houses have fallen into disrepair. Thank you for what you are doing!

kmertzlufft

2/19/2026 09:19 AM

We do not allow pets in our units due to damaged caused in the past. Tenants are now coming with "emotional support" animals that they can easily get a letter from a doctor that is not a training service animal. These pets, which are usually cats, have destroyed our property. According to MO law I have to allow tenants to have them and can not discriminate against anyone with an emotional support animal when considering them. I also cannot charge a pet deposit. This has caused me to charge a higher deposit amount for all tenants.

Rental

2/19/2026 09:36 AM

none

Ana S

2/19/2026 12:46 PM

non at this time

tdcprosmidmo

2/19/2026 10:40 PM

How does the city identify those landlords who do not participate in city inspections? How does the city even know a property is a rental?

Offypolkadots

2/20/2026 12:28 AM

Maybe a tiered approach to increase energy efficient housing. Maybe based on age of property or. Long runway to get up to better standards as some may need more extensive and expensive work while others may need more minimum work, maybe just based on new registered properties. I would exclude short term rentals

kathyb0112

2/20/2026 07:44 AM

None

MarshaM

2/20/2026 11:37 AM

I have the property that I hold First Deed professionally inspected yearly as a term of the First Deed of Trust. There are always issues with maintenance, many issues that shouldn't have passed the city's inspections. Many of the issues my inspector has found have created an unsafe living environment for the tenants. The renters, especially young students renting on East Campus, often don't know about any resources to them through the city.

ofajen

2/20/2026 02:46 PM

I'm new to this and don't have much to add.

Cspurling8

2/22/2026 09:45 AM

None

Mandatory Question (111 response(s))

Question type: Essay Question