

Comments from BeHeard on the Rental Housing Certificate Fee Change

Everything is getting expensive	I know there comes a time when you have to increase fees, it just seems like it's harder and harder to absorb the costs. This will be a roughly 70% increase it looks like after taxes just went up significantly along with insurance. I've tried really hard to keep my rental rates reasonable because tenants are really struggling, but it's reaching a point where they will either be priced out or I'll need to sell to the bigger investor groups because I just can't break even anymore. I know you have to cover costs but it's hard to see people get priced out of being able to rent decent places to live. I'm also not sure I have the answer.
Why give an advantage to corporate landlords?	I don't see a reason to give a discount for companies who own complexes with 30+ units. They are charging the same rent per unit and raking it in. In my experience, small-time landlords care more about their properties and take better care of their tenants.
I think it is a great idea and will eliminate waste and increase efficiency, and time to do these inspections.	
The fee changes are appropriate for the times and costs. The inspection by two years is too long.	
I think the fees are okay. The inspection rate should be two tier, if problems or complaints 3 year inspections, no problems 5 year inspect	
It is time to give a break in fees to properties that pass every test. They take less time and it is an incentive to raise standards!	(the new fee is exorbitant and a negative for good rental managers.)
I like the idea of doing it less frequently/every 5 yrs. It is SUCH a pain to do this so often when the property is nice and zero complaints	

This significant of an increase in pricing is too much.	While times are changing this much of a price increase is a lot. There should be some sort of inspection rate given to landlords who have had zero complaints. We are in a recession in which many tenants are struggling to pay rent as is; charging landlords more money will only increase rent prices for tenants.
Today inspections are every 6 years and proposal is reduced to every 5. If property has no issues, why are inspections increasing?	
Too high of a fee increase	This is another example as to why rent is so high, it all trickles down to the end consumer.
Please don't, Landlord will just pass the increase (plus more) onto the renter	Rent prices are getting out of hand, would rather not give the landlord an excuse to raise rents.
Make the certificate good for 6 years instead of 5.	
inspection timing	
The increase is too high	There should be a discount for properties that pass every year or a longer time frame or some sort of reward for the fact that an inspection really isn't needed. I completely understand keeping up standards, but a lot of owners go above and beyond the minimum standards to keep our properties and neighborhoods nice.
Owner-occupied Duplexes	<p>As the owner of an owner-occupied duplex, I would be paying a "two family structure/duplex" fee of \$195? If this is the case, I do not agree with this blanket proposal. Essentially, half of this fee would be paying for a side I am NOT even renting (ie. the side I live on) for the sole reason it is a duplex. That would be like paying a tax/fee on income I don't receive.</p> <p>The way it is proposed, someone renting out a mother-in-law suite pays \$130 while I pay \$195 for a similar situation (both are a singular structure, both rent out part of a whole)--the difference being literally an interior doorway.</p> <p>I am also unclear why I would be paying more than businesses/corporations with 30+ apartments. I mean its not like I am the one making MILLIONS off of my ONE tenant.</p>

	Reinspection fee also seems too high.
Too much cost increase	The per unit cost increase is way to high. Right now I pay \$242 for a renewal of my 7-plex. The new cost will be \$490. And, it will be every 5 years instead of 6. This more than 100% increase is extortionary and will have to be passed on the the tenants. Not good for low-income Columbia residents.
Seems fine to me!	This change seems reasonable enough when you consider that the certification for a duplex is currently \$112 for 3 years which comes out to \$37.33/year. If the certification is change to \$195 for 5 years for the duplex it will be \$39.00/year. That's not much of an increase!
Extended time is good for GOOD landlords. Do Annual inspections for units that couldn't possibly have passed inspection in the past 3 years.	Reward good landlords
The intent of this program was to give more attention to properties that needed the attention. One size does not fit all	It seems as if city government is moving toward policies that are easy to administer. Please focus on improved service not streamlined administration.
This plan makes sense. The simplification of the process will be smoother for all parties and the rate increase is reasonable.	
Comment response to "Everything is getting expensive"	I agree with Eric's comments. 70% increase is too much of an increase at one time!!!
Comment response to "inspection timing"	Inspections should not at five years, At least every other year. A good example, reduced auto inspections from every year to whenever. Every day I see cars with burnt out lights, expired tags, bad tires, tags with frames covering information, and dark tinted windows. Reduced over site will lead to problems
Comments received directly to staff via email:	
Hello. I am a duplex landlord.	
The proposed 5 year certification period is too long. Particularly for older rentals. Too much can happen in deterioration in five years.	
Maybe the certification length can be based on age of the property:	

Five years if age of the building is less than 12 (or 15) years, three year inspection cycle thereafter.
Or use the five year guide for all but make it easier for renters or neighbors with concerns to hotline a rental for inspection outside the five year cycle "for cause or concern".

Melody Freeman

Hello Leigh,

I'm opposed to these increases.

Especially the reinspection fee.

Some people may not be aware of new changes in inspection requirements, and there by will not be in compliance...

I don't know how to use "Be heard".

Thank you

Rick (Richard Shanker)

Leigh, The proposed changes make sense, and are going to be good for the landlord community. Especially when properties are sold/exchanged.

Andy Boyles

Leigh,

The Columbia Apartment Association Board of Directors met yesterday. On our agenda was a discussion of the changes to the compliance certification process and the fees. Based on what we have found about this through the Be Heard site and the email send to housing providers, we voted to tentatively support these changes. Once the draft ordinance changes are published, we will review that and if they remain as currently presented, we will publicly endorse the changes and send an email to the individual city council members stating this.

We will also be sharing this opinion with our membership and have already been discussing the various reasons for our support with others in our industry. I will also share this position with the Upward Mobility groups as they meet.

We would love a chance for myself and Jeff Galen to sit down with you for about 30 minutes to discuss the changes and ask a couple of clarifying questions.

Shawna Neuner