



Residential Rental Property Registration Program FAQ – Frequently Asked Questions



1. I own rental property. What do I need to do?

Residential property that is rented or leased in the City of Hemet must be registered with the City of Hemet. Properties will be inspected for life safety, health, sanitation, and maintenance. You will also be required to have a current City of Hemet Business License, finalized Building Permits for all structures or modifications, and have completed all phases of the Crime Free Rental Housing program.

2. Does my property need to be inspected?

Yes. Inspectors will field verify exterior property maintenance and will conduct interior inspections of rental properties with 3 or more units or whenever an interior inspection is recommended by the Code Compliance Division. The percentage of units to be inspected will be 30% for a standard registration or 15% if you qualify for “Landlord in Good Standing” designation. Once your registration packet is deemed complete, inspections for your rental property will be scheduled and you will be notified of the date for your inspection. The amount of time before your inspection actually occurs will vary based on the volume of applications received and the number of units already scheduled for inspection.

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

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

4. Who will be conducting the inspections?

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

5. What are the inspectors looking for?

Please refer to the “Owner’s Guide and Checklist for Determining Compliance with Rental Registration Requirements” brochure which may be found on our homepage, in our office, or by clicking [here](#).

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

Property owners may apply to be designated as a “Landlord in Good Standing” which provides the registration service at a reduced fee rate. Approval of this designation will be granted by the Director if an owner has demonstrated an excellent record for property maintenance and control over their rental property - free from crime, nuisances, and other unwanted behavior. In addition, this designation remains in place at no annual cost in subsequent years, unless the Landlord in Good Standing designation is revoked by the City pursuant to Section 18-470(F) of the Hemet Municipal Code, or ownership changes.



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7. How much is this going to cost?

STANDARD RENTAL PROPERTY REGISTRATION	
Initial Registration Fee	\$140.00
Annual Renewal Fee	\$91.00
INITIAL INSPECTION FEE PER UNIT	
Single Family Residence and Duplexes	\$62.00
3-25 Units	\$182.00
26-100 Units	\$168.00 + \$21.00 per unit x 30% of total units
101-199 Units	\$210.00 + \$21.00 per unit x 30% of total units
200+ Units	\$252.00 + \$21.00 per unit x 30% of total units
Re-Inspection Fee <i>(If Required)</i>	\$167.00 + \$21.00 per unit to be re-inspected

LANDLORD IN GOOD STANDING DESIGNATION <i>(City Approval Required)</i>	
Initial Registration Fee	\$140.00
Annual Renewal Fee	Exempt Unless Designation is Revoked
INITIAL APPLICATION FEE PER UNIT	
Single Family Residence and Duplexes	\$42.00
3+ Units	\$84.00 + \$21.00 per unit x 15% of total units
Re-Inspection Fee <i>(If Required)</i>	\$167.00 + \$21.00 per unit to be re-inspected

8. How does this program benefit property owners?

Although there are direct start-up costs to property owners, they benefit in many ways. Through this program, properties will be certified as having met basic inspection requirements for safe housing; involvement in the crime-free multi-family housing program will assist in removing problem tenants; and properties will be well-maintained and attractive. These are the kinds of things prospective tenants look for in rental housing, and can lead to higher property values and higher rents.

9. What happens if I choose not to comply?

Should an owner fail to register their property(ies), not pay the registration fees, annual fees or inspection fees required of this program, or violate any other provision of the municipal code, the City may issue an administrative citation, issue a notice of intent to abate, is authorized to recover any and all fees, plus accrued interest and penalties, using any remedies authorized by law. In extreme circumstances, this may include a petition to Riverside County Superior Court for the appointment of a receiver over the property.

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

You may refer to Hemet Municipal Code Chapter 18 Article XIV – Residential Rental Registration and Crime-Free Rental Housing Program. If you have additional questions regarding the program assistance is available in person at the Community Development Department located at 445 East Florida Avenue, Hemet, CA 92543 or by telephone by contacting Cindy Herzog at (951) 765-2377.