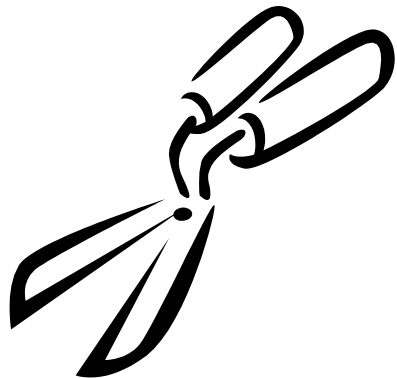


WORKING TOGETHER

This brochure has been created to assist our community in improving all properties citywide. We welcome students, long-term residents, businesses and property owners to work with our Housing Inspectors to maintain and improve our neighborhoods.

The City seeks your voluntary compliance by providing this information to help understand, identify, and resolve violations in a timely and efficient manner.



City of Charlottesville
Neighborhood Development Services
City Hall ~ P.O. Box 911
610 East Market Street
Charlottesville, Virginia 22902

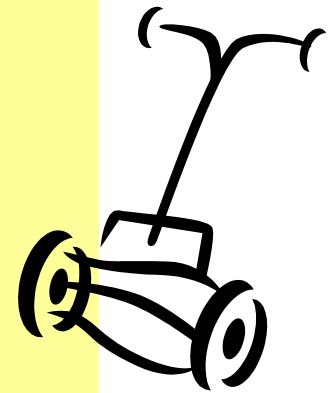
Phone 434.970.3182
Fax 434.970.3359
neighplan@charlottesville.org
www.charlottesville.org/NDS



City of Charlottesville
Neighborhood Development Services

PROPERTY MAINTENANCE

Responsibilities as
a tenant *and* as a landlord



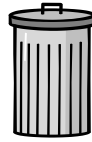
434.970.3182

The City of Charlottesville's Property Maintenance Standards

TENANT responsibilities

Always review and understand your lease. Landlords can legally hold their tenants responsible for specific tasks.

The following conditions represent some but not all hazards to the health and safety of City inhabitants. Please identify and remove these conditions as soon as they occur. Failure to abate violations is unlawful under the Charlottesville City Code and under the Virginia Uniform Statewide Building Code.



- Open garbage, food waste, animal waste, improperly stored combustibles. Use proper storage containers.
- Grass/weeds over 18 inches in height is not permitted. Yards must be mowed and trimmed accordingly.
- Vegetation which encroaches in the public right of way or overhangs sidewalks by lower than 7' must be cleared to the property line.
- Stagnant water and brush piles can be breeding grounds for mosquitoes, rats or other pests and must be eliminated.



- Inoperable vehicles. One per property may be properly covered with a car cover or stored in a garage. All others must be removed from the property or will be towed at the owners expense. (An inoperable motor vehicle is any motor vehicle which has been partially or totally disassembled by the removal of tires or wheels, the engine, or other essential parts required for operation; does not display a valid license plate, a valid inspection decal, or displays an inspection decal that has been expired for more than sixty (60) days.)

LANDLORD responsibilities

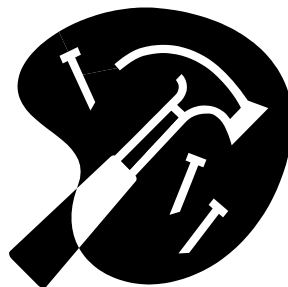
Certain conditions represent a hazard to the health and safety of City inhabitants. Your landlord is responsible for ensuring safe housing conditions that include but are not limited to the following;

- Peeling paint as a protective surface
- Working smoke detectors are to be supplied by the landlord, and maintained by the tenant.
- Bedrooms without a window or door
- Heating and hot water not available
- Exposed electrical wires
- Inoperable windows
- Rotting wood, holes in interior and exterior surfaces

Failure to abate violations is unlawful under the Charlottesville City Code and under the Virginia Uniform Statewide Building Code.

Contact your landlord directly or a City Housing Inspector to remedy these and any other violations.

Reference City Code Chapter 5 Sec. 5-3 for information on the installation of deadbolt locks and peepholes required for certain dwelling units.



More Information

For additional information regarding applicable City codes, search the City's website at <http://www.charlottesville.org/Index.aspx?page=94> (City Attorney's Office)

For more information regarding your legal rights and responsibilities as a tenant, go to http://www.dhcd.virginia.gov/HomelessnessToHomeownership/PDFs/Landlord_Tenant_Handbook.pdf



Questions?

Please contact a Housing Inspector
City of Charlottesville
Neighborhood Development Services
Phone 434.970.3182
Fax 434.970.3359
neighplan@charlottesville.org