

Special Requirements For Larger Multi-Family Complexes

In CI neighborhoods, when violations are observed or reported at 20-unit or larger multi-family complexes, annual inspections of vacant units and public areas may be conducted.



Exempt Property

New structures (structures less than five years old) are exempt from the Certificate of Inspection requirements.

CI - Area Maps

You may obtain a map of the Certificate of Inspection areas from the Codes Compliance Assistance office located at:

Municipal Services Center Building
3rd Floor
One 4th Street North
Downtown Saint Petersburg

Rental property owners are encouraged to call our office as often as they like to check on changes and ask questions about the program.

The following additional brochures are available:

- Address Numbers
- Business Prohibited
- Certificate of Inspection Program
- Commercial Equipment Parking
- Illegal or Abandoned Dwelling Units
- Emergency Fire Exits
- Junk, Rubbish, Outdoor Storage
- Legal Premises Agent for Out of Town Owners
- Inoperative Motor Vehicles
- Painting to Protect Your Home
- Parking in Residential Areas
- Permits Required
- Rodent and Insect Control
- Maintenance of Buildings
- Visibility Triangle Requirements
- Unsafe/Unfit Structures



Codes Compliance Assistance
Municipal Services Center Building—3rd Floor
One 4th Street North

Phone: 727-893-7373

Fax: 727-893-5558

Visit us on the Web at www.stpete.org/codes.htm

Certificate of Inspection Program

Codes
Compliance Assistance
A Neighborhood Service



Certificate of Inspection Program

In 1989, St. Petersburg City Council adopted the Certificate of Inspection (CI) Program to:

- Preserve rental housing.
- Prevent blight in neighborhoods.
- Safeguard the health and safety of people who reside in and around rental property.
- Stabilize the value of property in the City.

The program requires owners of rental property in certain neighborhoods to obtain a *Certificate of Inspection* before renting vacated units to new tenants.

Certificate of Inspection neighborhoods are designated by an adoption process that involves the neighborhood association and City Council approval, and is based on:

- A significant percentage of rental housing units in the neighborhood (counting single unit and multi-family units in complexes of less than 20 units).
- A sound but declining housing inventory with deteriorating, but not dilapidated structures.
- Demonstrated neighborhood resident interest and support for the program, usually through a neighborhood association.
- Limited abandonment/boarding up of structures.

How can I find out if my rental property is located in a designated CI area?

To see if your rental is in one of the designated neighborhoods for CI, or to see if your property requires an inspection, call Codes Compliance Assistance at (727) 893-7373.

What can rental owners do to comply with the ordinance?

If the unit requires a CI, you may request the inspection by calling (727) 893-7373. Within two working days of your request, a codes investigator will schedule an inspection with you.



If all applicable codes are met, a Certificate of Inspection will be issued and will be valid for one year.

If minor code violations are found, a Temporary Certificate of Inspection will be issued in order for you to rent the unit.

A re-inspection will be conducted at a date agreed upon by you and the codes investigator to certify that all required repairs and improvements have been made.



Then a CI will be issued, valid for one year from that re-inspection date.

If violations are identified that could endanger the life, health, or safety of occupants, a CI will be denied.

You cannot legally rent your unit until you make all necessary repairs and receive a valid CI. If you rent your unit without having a certificate, you will be in violation of the ordinance and subject to penalties.



What if a Certificate of Inspection is issued and the tenant vacates before the one year expiration date? Is another CI required before renting the unit?

A new Certificate of Inspection is good for one year from the date of issue, regardless of the number of times there has been a change of occupancy. After the one-year expiration date, a new CI must be issued with the first change of occupancy.

How much does a Certificate of Inspection cost?

The initial inspection is provided by the City at no cost. However, if your property is cited for code violations, you may incur some cost in making the necessary improvements.