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[Residents](#) : [Businesses](#) : [Visitors](#) : [City Government](#) : [Departments](#)

Search

Adjust text size: [A](#) [A](#)

[Engineering & Inspections](#) :: [Residents & Home Owners](#) :: [Homeowners, Landlords &am...](#)

Go

Home Owners, Landlords & Tenants

[Up To Residents & Home Owners](#)

[Homeowners, Landlords & Tenants](#)

[Inspection Process](#)

[Rental Unit Certificate](#)

[Rental Certification FAQ](#)

[Tenant Permission Form](#)

[Tenant Permission Form - Spanish](#)

The City is committed to preventing the decay and deterioration of housing in Greensboro. Regular inspections are made to make sure that every structure meets a minimum requirement. This minimum requirement is defined in Chapter 11 of the City's Code of Ordinances, known as the "Housing Code."

The Housing Code states that a structure must be maintained in a condition that is essential to make it safe, sanitary, and fit for human habitation.

Housing Premises

Houses must be structurally sound and must be waterproof and weatherproof.

Equipment and Furnishings

Occupants of a house must be supplied with adequate heating facilities, potable water, sanitary facilities, and adequate space for sleeping.

Sanitation

All rooms used by the occupants of a house must be maintained in a clean and sanitary condition.


Local ordinance inspectors enforce all local ordinances enacted by the City Council in the areas of:

- **All dwelling units** in the City must comply with the International Property Maintenance Code
- **Rental dwelling units** in the city, occupied or vacant, are required to have a valid [Rental Units Certificate of Occupancy](#)
- **Owner-occupied dwellings** (house that owner lives in or claims as a permanent residence): It is the responsibility of all **homeowners** to keep their dwellings up to the minimum standards.

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[City Home](#) | [Department Home](#) | [Jobs](#) | [Contact Us](#) | [Departments](#)


The Greensboro Sit-ins
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[Residents](#) : [Businesses](#) : [Visitors](#) : [City Government](#) : [Departments](#)

Search

Adjust text size: [A](#) [A](#)

[Engineering & Inspections](#) :: [Residents & Home Owners](#) :: [Homeowners, Landlords &am...](#)

Housing Inspection Process

[Up To Residents & Home Owners](#)

[Homeowners, Landlords & Tenants](#)

[Inspection Process](#)

[Rental Unit Certificate](#)

[Rental Certification FAQ](#)

[Tenant Permission Form](#)

[Tenant Permission Form - Spanish](#)

Inspection is requested

1. The landlord may request an inspection
2. A complaint can be made by the tenant
3. A referral may be made by any government agency
4. [A petition signed by five citizens of Greensboro](#)
5. Inspector initiates inspection

Inspector investigates

1. The inspector validates or dismisses the complaint
2. In emergency cases, where it appears there is immediate danger to the life or safety of any person or to the safety of other property unless the structure is immediately repaired or demolished, the inspector shall order the structure vacated
3. Some situations require immediate attention on behalf of the owner/tenant and the inspector shall impose a 48-hour vacate notice. These circumstances are:
 1. Inoperable plumbing
 2. Unsafe wiring
 3. Dangerous cooking or heating
 4. Fuel storage tanks and/or supply lines

Owner is notified

1. Owners are notified of the violations and are given a date to appear for a hearing, at least 10 days and not more than 30 days after service of notice

Hearing

1. At the hearing, owners, tenants, and/or anyone signing the petition are allowed to file an answer to the complaint

Order to repair is issued

1. If, after the hearing, the inspector determines the building is unfit for habitation, then the inspector shall issue an order to repair or demolish the building
2. The order is mailed at least 45 days before the inspector requires the building to be repaired or demolished

Re-Inspection

1. The order requires the owner to correct the violations within a timeframe set by the inspector, at least 30 days but not more than 270 days. After the time limit of the order has expired the inspector does another site visit to verify that the work has begun.

Property is closed

1. The owner is sent a "Letter of Condemnation" stating that it shall be unlawful to occupy the property.
2. A "Building Condemned" sign is posted at the main entrance to the structure and gives the tenant a 30-day notice to vacate the property.



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Engineering and Inspections

[City Home](#) | [Department Home](#) | [Jobs](#) | [Contact Us](#) | [Departments](#)



City of Greensboro

Official City of Greensboro Website

[Residents](#) : [Businesses](#) : [Visitors](#) : [City Government](#) : [Departments](#)

Search

Adjust text size: [A](#) [A](#)

[Engineering & Inspections](#) :: [Residents & Home Owners](#) :: [Homeowners, Landlords &am...](#)

Go

Rental Unit's Certificate of Occupancy

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The rental unit Certificate of Occupancy (CO) program is designed to bring all rental housing units to a new acceptable minimum standard. That new minimum standard is the International Property Maintenance Code (IPMC), adopted by the City of Greensboro in May 2003.

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In January 2004, the Local Ordinance Enforcement program (LOE) section of the Inspections Division began inspecting all residential rental units for compliance to the IPMC. This process is expected to be completed within five years. Upon compliance with the IPMC, a CO will be issued on the inspected unit with an anniversary date in five years. As inspections are performed, any violations found during the implementation process will have same time limits for repairs as in the past.

[Inspection Process](#)

[Rental Unit Certificate](#)

Once a CO is issued and complaints are filed and violations verified, the owner has 45 days to make the corrections to keep the CO. If the corrections are not made in the prescribed time, the CO is revoked and the unit vacated until the CO is restored. The first restoration of a CO costs the owner \$250.

[Rental Certification FAQ](#)

[Tenant Permission Form](#)

Once the CO is restored and complaints are received and violations verified for a second time, the owner has 45 days to make the corrections to keep the CO. If the corrections are not made in the prescribed time once again, the CO is revoked and the unit vacated. The second restoration of CO costs the owner \$500.


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Once the CO is restored and complaints are received and verified for a third time, the owner has 45 days to make the corrections to keep the CO. If the corrections are not made in the prescribed time, the CO is revoked and the unit vacated. However, this time the owner will be assessed \$25 per day until the corrections are made. The CO costs an additional \$500.

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Connecting you to City Government

[City Home](#) | [Department Home](#) | [Jobs](#) | [Contact Us](#) | [Departments](#)


City of Greensboro
Official City of Greensboro Website

[Residents](#) : [Businesses](#) : [Visitors](#) : [City Government](#) : [Departments](#)

Search

Go

Adjust text size: [A](#) [A](#)

[Engineering & Inspections](#) :: [Residents & Home Owners](#) :: [Homeowners, Landlords &am...](#)

Rental Certification FAQ

[Up To Residents & Home Owners](#)

[Homeowners, Landlords & Tenants](#)

[Inspection Process](#)

[Rental Unit Certificate](#)

[Rental Certification FAQ](#)

[Tenant Permission Form](#)

[Tenant Permission Form - Spanish](#)

When will inspections start?
 Inspections began January 1, 2004 and will continue until all rental units in the City have been inspected.

What part of town will the inspectors look at first?
 Inspections will start in the center of the city and work outward in all directions.

Who will make the inspections?
 Inspections will be performed by the inspectors in the Local Ordinance Enforcement section of the Inspections Division.

Is there a cost for the initial inspection?
 No, there is no cost for the initial inspection.

Is there a cost for the Certificate of Occupancy?
 There is no cost for the Certificate of Occupancy as long as the property is maintained and kept in compliance with the newly adopted International Property Maintenance Code.

Will you inspect by appointment?
 Yes, you can call our office at (336) 373-2111, Monday-Friday from 8 am - 5 pm to request an inspection.

Who do we contact for more details?
 You may contact Dan Reynolds (Manager) at (336) 412-6216 or Julius Register (LOE Supervisor) at (336) 373-2844, Monday-Friday from 8 am - 5 pm.

We are interested in your feedback and committed to answering your questions. Please contact us with any questions you have concerning this program.

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Engineering and Inspections
[City Home](#) | [Department Home](#) | [Jobs](#) | [Contact Us](#) | [Departments](#)

Your rental dwelling unit is part of a City of Greensboro program of regular inspection, called the Greensboro Rental Unit Certificate of Occupancy program or RUCO for short. Under RUCO, a City inspector must inspect your home to determine whether it meets applicable building and safety codes.

City inspectors will inspect the dwelling unit(s) in your area between _____, 20____ and _____, 20____.

Please sign and date below in the appropriate space to consent to the inspection of your dwelling unit by City of Greensboro RUCO inspectors. Your consent will be good only for the period stated above.

LESSEE/ADULT OCCUPANT

_____(Signature)

_____(Print Name)

_____(Address)

_____(Date)

OR

OWNER (if dwelling unit is vacant and not leased)

_____(Signature)

_____(Print Name)

_____(Address)

_____(Date)



Your cooperation is greatly appreciated and needed for the success of the RUCO program. RUCO is a mandatory program so if you do not give consent, the City may apply to court for an administrative inspection warrant, but that is always an action of last resort. Please call if you have questions, (336) 373-2111.