Residential Rental Inspection Program

The Residential Rental Inspection Program is a city initiative designed to ensure that rental properties in Alexandria comply with minimum safety and maintenance standards.

This program is overseen by the Maintenance Code Team, which performs annual inspections to enforce the Virginia Maintenance Code.

The program is crucial for preventing property deterioration and unsafe living conditions, preserving neighborhood integrity, and ensuring safe, habitable environments, which in turn enhances quality of life and supports property values.

HOW DOES IT WORK

- Inspections are carried out annually.

- The Code Administration Department engages with property owners to notify them about upcoming inspections, assist with the application process, and ensure that inspection fees are collected to schedule inspections.

- Once a Certification of Compliance is issued, it remains valid for 48 months (4 years); upon expiry, properties are subject to reinspection.

- Newly constructed buildings are exempt from the RRI program until they have aged 48 months.

- Currently, there are approximately 4,048 multi-family and some single-family rental properties under the program in the City of Alexandria.

Fees and Penalties

- Standard inspection fee of $75 is charged per unit. For multi-family dwellings, the maximum fee is capped at $750.

- If violations identified during the initial inspection are not remedied by the follow-up, reinspection fees are levied.

- Delays in compliance or failure to adhere to inspection requirements can result in civil penalties and enforcement actions.

INPECTION

- ☐ **Exterior**: foundation walls, roof, chimney, stairs, decks, porches, handrails, and guardrails.
- ☐ **Interior**: common areas, surface integrity, walking surfaces, emergency exits, electrical switches, smoke detectors.
- ☐ **Systems**: plumbing, electrical, mechanical, and ventilation systems.

CONTACT INFORMATION:

Elibel Berrios, 703.746.4202

elibel.berrios@alexandriava.gov

rri.code@alexandriava.gov

Department of Code Administration

301 King St, Room 4200

Alexandria, VA 22314

www.alexandriava.gov