

For more information about the rental ready program contact:

**Community Development Department
816-325-7405**

www.indep.us/rentalready



City of Independence
Community Development Department
111 East Maple
Independence, MO 64050
(816) 325-7405
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Rental Ready Program



**Community Development Department
Regulated Industries Division
111 East Maple
Independence, MO 64050**

Rental Ready Program



What is the rental ready program?

Rental ready is a rental inspection program that requires residential rental units to pass a basic health and safety inspection every two (2) years.

What is the purpose of the program?

The goals of the program are to protect the health, safety and welfare of the residents, maintain attractive and desirable neighborhoods, and ensure minimum standards for the interior of residential buildings.

Who performs the inspections?

The landlord will be required to hire a qualified housing inspector from the City's approved list. The qualified housing inspector will inspect each units for the nine (9) basic health and safety items.

What are the inspection items?

The rental unit inspection include:

- No exposed electrical wire.
- All smoke detectors are in proper working order.
- All handrails are secure and functional.
- Property address street number shall be visible.
- All units shall have a working sanitary sewer system.
- At least one carbon monoxide detector be installed in all residential rental units.
- A safe, continuous, and unobstructed means of egress shall be provide from the interior of a structure to a public way.
- Ground fault circuit-interceptors are required to be placed within six feet of any water source; including but not limited to bathrooms, garages, crawl space, unfinished basements, and kitchens.
- All furnaces, water heaters, and corresponding accessories shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

How do I contact a qualified housing inspector?

The City has six (6) qualified rental housing inspectors. A list of those six companies, with contact information, can be found by visiting the Rental Ready website at www.indep.us/rentalready.

What happens if a unit fails an inspection?

If a unit fails an inspection, the landlord will be required to resolve any deficiencies and have the unit reinspected. No unit can be rented without an approved inspection form.

For more information about the rental ready program, see the City of Independence website at www.indep.us/rentalready.

