

## Policy Notes – Landlord Registries:

- The common terminology is “Rental Registry”
- These registries, in general, are meant to support code enforcement efforts
- Some examples of Landlord registries in the United States:
  - Portland, Maine:
    - Established in response to a structure fire of a rental unit that resulted in several deaths
    - Mandatory registration for all residential rental properties - \$50 fee per unit for registration
    - Discounts for registration if units have things like working smoke alarms/sprinklers
    - Property owners have to update their information annually to remain on registry
    - Owners are eligible for fines if they don’t register within two months of each annual interval
  - Cedar Rapids, Iowa:
    - Cedar Rapids’ registry also requires landlords to complete a one-time training course on issues of compliance and code inspection
    - Short Term Rentals (STRs) are not included in the registry
    - Fees for registration and penalty fees for failure to register (fee by unit)
  - Oakland, California:
    - Oakland’s rental registry puts limits on the ability of landlords to increase rents if they do not become part of the registry
    - The city is in the process of creating an online portal where tenants can view information and registry data
    - Oakland’s Rent Adjustment Program (RAP) that created the registry also hosts regular virtual workshops on how to complete the registration for landlords
  - Concord, California:
    - In tandem with the registry, Concord’s city council conducts an annual review based on registry data in order to inform their housing policy
    - Initially relied on poor data from Craigslist and other websites in order to track rental properties, as part of the city’s Residential Tenant Protection Program – the registry was established to obtain better data on rental properties
- General Takeaways:

- It is often the case that cities will exempt properties with fewer than a predetermined number of units – usually four or five
  - This makes sense in many instances, as better data can be gathered from larger multi-unit properties – corporate landlords & rental companies also generate more tenant violations.<sup>1</sup>
- Fees for failure to register are common, as are fees for initially signing up to the registry
- It makes little sense to make rental registries optional for landlords, as there would then be no enforcement capacity or ability to ensure enough landlords would consent to such a registry.

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<sup>1</sup> Will Dominie and Sukhdip Purewal Boparai, “Corporate Wealth vs Community Health How Corporate Landlords Profit-Seeking Strategies Harm Health” (Human Impact Partners, June 2024).