

## Pre-Rental

### Voucher Program

\*Pre-Rental Voucher Inspection - \$100.00

\*Re-Inspection Fee - \$50.00

#### Program Services Include:

\*Inspection of dwelling unit in addition to common areas

\*Re-Inspection (if required) 2<sup>nd</sup> and subsequent inspections will be charged a \$50.00 fee, to be paid before certificate will be issued

\*Certificate of Fitness for Human Habitation

\* Report with photographs provided to property owner or agent

\* We will include a copy of your pest control report if it is provided at time of inspection

\* This approval DOES NOT include a test for lead paint.

\* Occupancy of unit by children under six years of age will require proof of deleading compliance before certificate will be issued.

*Certificates must be posted inside the main entrance of the property as long as the party that the certificate was issued for resides at the rented or leased unit.*



Before you call to schedule your inspection please check these items are properly installed and in good working order:

- Smoke and CO2 detectors
- Entrances exits and stairs are clear and operational, weather tight with working locks and doors
- Trash and recycle area-plan.
- Posting of owner emergency contact information
- All floors, walls ceilings inside the unit and in common areas are clean with no cracks or holes
- All electrical outlets and light fixtures operate and have proper covers or globes
- Operational windows and screens.
- Operational heating system and radiators
- Appliances are clean and in good working order
- Hot and cold running potable water, sinks faucets and tub or shower are clean and operate properly
- Legal second means of egress
- Legal rental unit



## Pre-Rental

### Voucher Program



**New Bedford Health  
Department  
Housing Division  
1213 Purchase Street  
New Bedford, Ma. 02740**

**Phone: 508-991-6199**

# Pre-Rental Voucher Program

## How Do I Benefit?

### Landlord Benefits

- \*Receive guidance on housing code requirements from trained Public Health professionals
- \*Documentation of the conditions of the rental unit at the beginning of the tenancy
- \*A tool which can be utilized against illegal rent withholding and tenant damage to the unit
- \*Certified marketable units to renters

### Occupant Benefits:

- \* Provided with a certified safe, sanitary, legal rental unit
- \* Education on rights and responsibilities as occupants available upon request

### Community benefits:

- \*Proper care and maintenance of residential properties
- \* Promotes Healthy homes that protects children, seniors, and other occupants
- \*Certification of legal and proper use of dwellings in accordance with state sanitary code requirements

## Inspection

By requesting a pre-rental voucher inspection you are allowing the Health Department to conduct a full housing inspection. The inspection will be conducted in accordance with Chapter 111 Section 127A and 127B, of the Massachusetts general Laws, 105CMR 400.000 State Sanitary Code. Chapter 1: General Administrative Procedures and 105CMR 410.000: State Sanitary Code, Chapter 11: Minimum Standards of fitness for human habitation.

## Requesting an Inspection

The landlord or authorized agent may request a pre-rental voucher inspection. This inspection is different than a general complaint inspection. A pre-rental inspection is occupant specific and must be conducted within 14 days of the start of the lease or rental agreement being signed, and or unit being occupied.

## Certificate of Fitness

When the inspection has been completed a report will be issued to the owner or owner's agent. A timeline will be given and a re-inspection will be required and scheduled if needed. Once the unit has been certified the owner or agent will receive a numbered certificate of fitness. This certification does not negate that a future call or complaint cannot be reported to the New Bedford Health Department. This certificate states at the time of the inspection this unit was certified as being fit for habitation and complied with Massachusetts Housing Code Standards prior to the lessor or renter taking possession of the unit.

