



## Safe Clean and Habitable Housing

Indiana Landlord Tenant Law states: A rental property should be safe, clean and habitable, the landlord must comply with all building and health codes and provide a safe and clean dwelling.

The purpose of this program is to:

- Improve the quality of rentals in the City of Evansville.
- To ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises used as a residential rental unit.
- To assist in the elimination of blight, to promote maintenance of property, and to thereby ensure public health, safety and welfare.



### City of Evansville Building Commission Inspection Program

Building Commission  
1 NW Martin Luther King Jr Blvd. Room 310  
Evansville, IN 47708

**Phone:** 812-436-7885

**Fax:** 812-436-7869

**Registration email:**

[rental@evansville.in.gov](mailto:rental@evansville.in.gov)

**website:** [rentalregistry.evansville.in.gov](http://rentalregistry.evansville.in.gov)

**Inspection email:**

[someone@evansville.in.gov](mailto:someone@evansville.in.gov)

**Website:** [https://](https://www.evansvillegov.org/city/department/index.php?structureid=43)

[www.evansvillegov.org/city/department/  
index.php?structureid=43](https://www.evansvillegov.org/city/department/index.php?structureid=43)

## CITY OF EVANSVILLE

### Residential Rental Housing Registrations and Inspection Program



City of Evansville  
Building Commission

Tel: 812-436-7885



## Rental Registry and Inspection Program

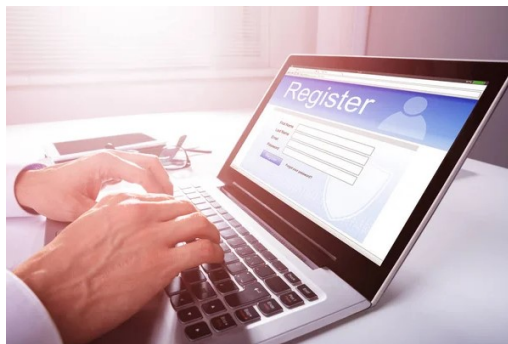
The Rental Registration Program was implemented to help identify problem properties and absentee landlords. It is used to assist code enforcement efforts to improve the quality of life for tenants and neighbors of rental dwellings.

To ensure that rental properties meet the minimum standards of safe and healthy housing

Upon successfully passing inspection, the rental property will receive a Rental Certificate of Occupancy (C of O) that shall remain in effect for the qualifying term of the inspection cycle.

For more information about this program go to:

<https://www.evansville.gov/city/departments/division.php?structureid=164>



## City Rental Registration

The City of Evansville requires all residential rental units to be registered and inspected to meet basic safety and maintenance requirements.

- Yearly registration is \$5 per unit or community, per owner and entity. No Max.
- Owner & Management contact & parcel information
- All residential rentals located in the city limits, this includes units for family members and non-collecting rent unit, single family, multi-family and rental communities.
- Proof of liability insurance with minimum of \$25,000.
- Proof of paid real estate taxes
- Local Indiana licensed managing brokers or companies must be used for all out of state owners and any owners that do not reside in Vanderburgh County or counties contiguous to Vanderburgh County.

You can register 3 ways.

- Online at: [rentalregistry.evansville.in.gov](https://rentalregistry.evansville.in.gov)
- Mail in—print off a registrations form at our website
- Register in person from March 11—May 10 on 3rd floor at room 310 at the Civic Center located at 1 NW MLK JR Blvd. Evansville, In 47708

## Inspections

Once the property is registered, it will be scheduled to be inspected by an inspector from the Building Commission.

The inspector will be looking for basic life, health, and safety items to insure the property is up to code and safe for the occupants and neighboring residents, including but not limited to electrical, plumbing, smoke detectors, interior and exterior sanitary conditions, and utilities. The initial inspection and the first re-inspection is free. Any and all subsequent inspections will be charged a fee per inspection.

## Property Scoring

The program will look at property conditions and management involvement.

- Property conditions focus on the violations identified during an inspection. Properties with higher Property Conditions score will be inspected more frequently and charged a higher fee.
- Property management scoring looks at how long it takes a property owner to adhere to rental guidelines. Multiple repeat inspections, late payments and citations will all count toward a building's ultimate license fee.

