



Gahanna

DEPARTMENT OF PLANNING

2022 RENTAL REGISTRATION

JULY 5, 2022

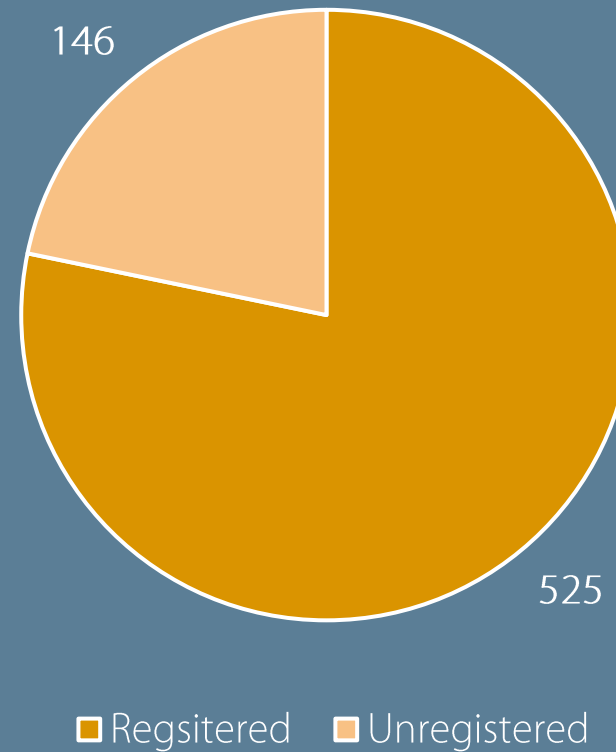
Registration & Permit Process



By the Numbers

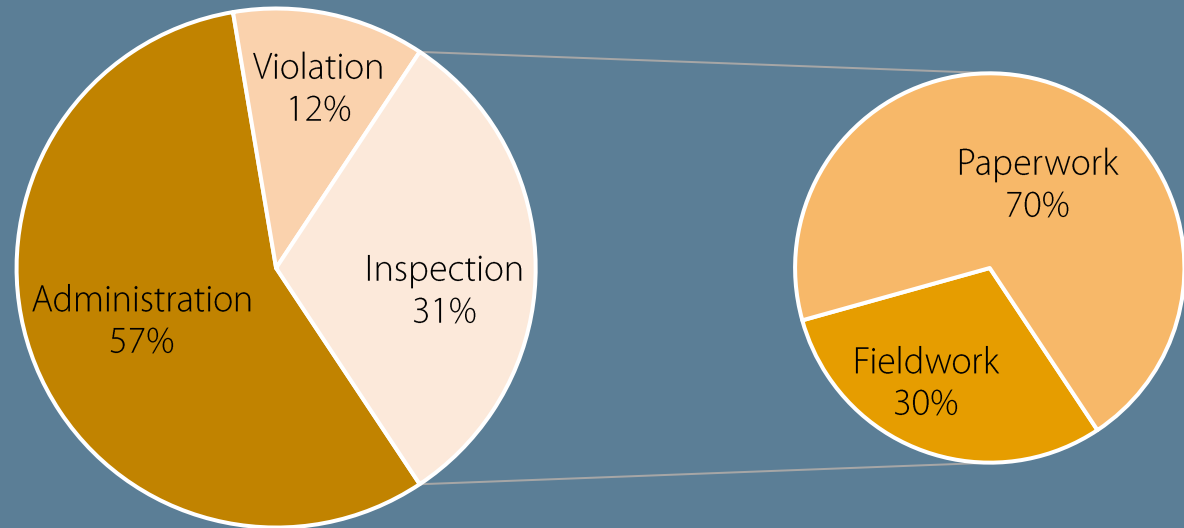
Registered Properties

78% of properties registered within 3 months of the deadline



Staff Involvement Required

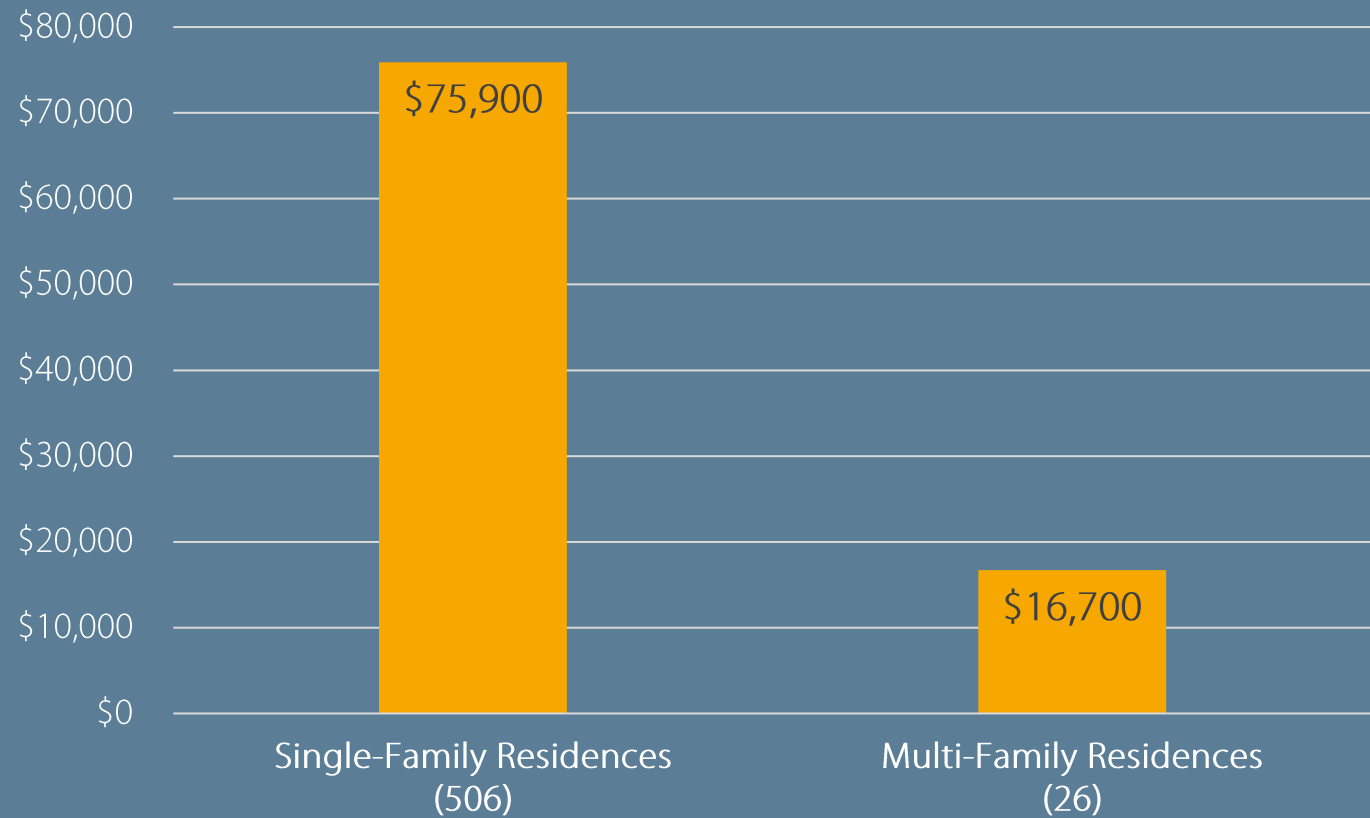
1,835 work hours
dedicated to the program
in the first 4 months of
the registration cycle



Program Revenue

\$92,600

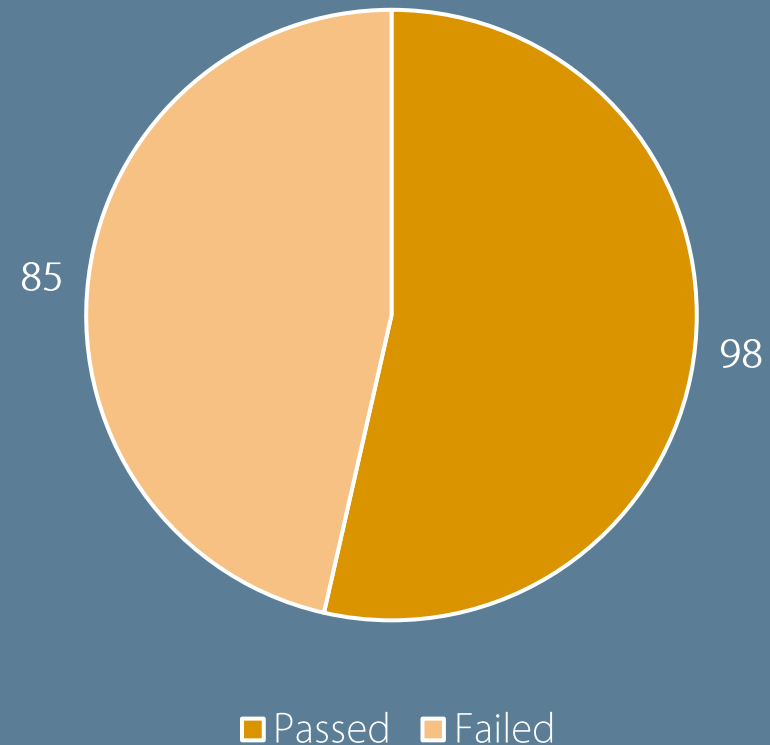
collected in registration & permit fees



Inspection Results

183 properties
inspected as of June 15

54% of which had
no violations



Violations Found

Most properties have only
1-2 violations for
minor issues, if any

Most common violations:

- Gutters & downspouts
- Fascia
- Handrails
- Clutter



Program Feedback

Community Feedback

Rental owners feel that they are being **unfairly targeted**

- “My property is in better condition than some of the owner-occupied homes on my street. Why aren’t they required to register?”

Fees being charged when some rental owners are already **struggling financially**

- Pandemic-era policies have property owners at a disadvantage
- Minor violations have the potential to become **major repair expenses**
- Paying to renew when no information has changed is **inconvenient and frustrating**

Violations not visible from the right-of-way are being **nitpicked**

- Violations that are only visible from inside the property may not be bothering anyone
- Rental properties are **being held to a higher standard** than owner-occupied homes

Community Feedback

Inspections seen as an **infringement on the right to privacy**

- Owners denying Code Enforcement access to inspect the property

Inspections **interfere in the landlord-tenant relationship**

- Tenant **violations being reported to landlords**
- **Rent being raised** to cover registration and repair expenses

Staff Challenges

- **Unreliable information** on the Franklin County Auditor's website for rental status and owners' contact information
- **Safety concerns** about Code Enforcement's ability to enter properties for inspections
- Condensed application period every other year creates a "**busy season**"
- Capacity for fieldwork and **proactive enforcement limited** by paperwork-heavy program



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