

Inspection Fee Structure

Pre-Rental Inspection - \$75.00 per unit

MRVP/Section 8 - \$75.00 per unit

Program Services Include:

- **Dwelling unit inspection** in addition to common areas
- **Re-Inspection (if required)** 2nd and subsequent inspections will be charged a \$50.00 fee
- **Certificate of Fitness for Human Habitation**

Please call the Greenfield Health Department if you have questions about your housing conditions, or if you would like to request an inspection.



“ Safe affordable housing is a basic necessity for every family...” - Tracy Kaufman



Public Health
Prevent. Promote. Protect.

PRE-RENTAL HOUSING INSPECTIONS PROGRAM

Greenfield Health Department
14 Court Sq.
Greenfield, MA 01301
413-772-1404

Town of Greenfield Health Department



PRE-RENTAL HOUSING INSPECTIONS PROGRAM

413-772-1404



Pre-Rental Inspections Program

How do I benefit ?

Landlord benefits:

- * Receive guidance on housing code requirements from public health professionals.
- * Documentation of the conditions of the rental unit at the beginning of the tenancy.
- * Protection against consumer lawsuits for renting sub-standard units.
- * A tool that can be utilized against illegal rent withholding and tenant damage to the unit.
- * Marketable units to interested renters.

Tenant benefits:

- * Provided with a legal, safe, and sanitary apartments.
- * Education on their responsibilities and rights.

Community benefits:

- * Proper care and maintenance of residential properties.
- * Promotes healthy homes that protects children, seniors, and other occupants.
- * The legal and proper use of dwellings in accordance with zoning, building, and sanitary codes requirements.

Inspection

By requesting a pre-rental inspection you are allowing the Greenfield Health Department to conduct a full housing inspection. The inspection will be conducted in accordance with Chapter III Sections 127A and 127B, of the Massachusetts General Laws, 105 CMR 400.000: State Sanitary Code, Chapter I: *General Administrative Procedures*, and 105 CMR 410.000: State Sanitary Code, Chapter II: *Minimum Standards of Fitness For Human Habitation*.



Requesting an Inspection

The landlord or authorized agent may request a pre-rental inspection. This inspection is different than a general complaint. A pre-rental inspection must be conducted within 30-days of the start of a lease or within the first 30-days of occupancy.

Certificate of Fitness

When the inspection has been completed an Inspection Report will be issued to the owner or property manager. A timeline will be given and a re-inspection will be required. Once the unit has been cleared the owner and tenant will receive a Certificate of Fitness. The certificate does not mean that a future call or complaint can not be reported to the Greenfield Health Department. It states that at the time of the inspection the unit was fit for habitation and complied with Mass Housing Code Standards.

To Request a Pre-Rental Inspection contact the Greenfield Health Department.

413-772-1404

Nicole Zabko,
Public Health Director Ext. 115
NicoleZ@Greenfield-MA.Gov

Michael MacLeod,
Health Inspector Ext. 114
MichaelM@Greenfield-MA.gov