

# CITY OF BOSTON

## RENTAL UNIT DELIVERY STANDARDS

### CHECKLIST

On August 23, 2006 an ordinance was passed establishing safety and sanitary standards for the delivery of rental units. The following is a list of the criteria that rental units must meet upon delivery to new occupants. Delivering a rental unit that fails to meet these standards is punishable by a fine of up to \$300.

- 1) \_\_\_\_\_ **Clean and sanitary** - Common areas and the interior of a dwelling must be in a clean and sanitary condition, free of garbage, rubbish, or other filth or causes of sickness, at the time of delivery to a new tenant.
- 2) \_\_\_\_\_ **Posting Property Owners Contact Information** - Property owners, managers of rental units who do not reside in the building must post their contact information such as: name, address and current, active telephone number (post office box address is not allowed.)
- 3) \_\_\_\_\_ **Smoke Detectors** - All units must be equipped with working smoke detectors. Property owners must maintain smoke detectors in or adjacent to sleeping areas as required by the regulations of the State Board of Fire Prevention.
- 4) \_\_\_\_\_ **Carbon Monoxide Detectors** - The property owner must provide and maintain functioning carbon monoxide detectors in accordance with the requirements
- 5) \_\_\_\_\_ **Safe** - Prior to renting units must be delivered free of conditions which may *endanger or materially impair the health or safety and well being* of an occupant(s).

**These conditions include, but are not limited to:**

- Failure to provide heat (if heat is included)
- Failure to provide adequate exits or obstructing an exit, passage way or common area.
- Failure to provide a toilet and maintain a sewage disposal system in operable condition;
- Failure to provide a safe supply of water, both hot and cold, in sufficient pressure and temperature for a period of 24 hours or longer.
- Shutoff and/or failure to restore electricity or gas.
- Failure to supply electrical facilities and/or lighting in the common areas.
- Failure to secure the dwelling and dwelling unit entry doors.
- Structural or other defects that may expose the occupant or anyone else to fire, burns, shock, accident or other dangers or impairment to health or safety.
- Failure to install electrical, plumbing, heating and gas-burning facilities in accordance with accepted plumbing, heating, gas fitting and electrical wiring standards or failure to maintain such facilities as so as to expose the occupant to fire, burns, shock, accident or other dangers.
- Any defect in asbestos material used as insulation or covering on a pipe, boiler or furnace which may result in the release of asbestos dust or which may result in the release of powered, crumbled or pulverized asbestos material

***All rental units must be in compliance with the requirements established herein at the time of delivery to a new tenant.***