



Rental Housing Program

The City of Eugene works with property owners and renters to ensure our community has safe and livable rental housing. The rental housing code (*Eugene Code 8.425*) was adopted to establish minimum habitability standards that all rental properties must meet, and to provide assistance to renters and property owners or managers when there is a question about those standards.

Funding

Costs for the program are paid by a \$10 per unit fee annually. The property owner or owner's agent is responsible for paying the fee. Funding of the program helps ensure our community has safe and livable rental housing.



How to File a Complaint

A complaint may be filed with the City only after the renter has sent written notice to the owner or the property manager. The renter must allow 10-days for the owner to respond to the complaint.

To file a complaint related to the structural integrity, heating, plumbing, weatherproofing, security or smoke detection of a rental:

- 1 Send a written notice to the owner or the property manager.
- 2 Allow 10-days for the owner or property manager to respond.
- 3 If there is no response you can submit a complaint to the City online at www.eugene-or.gov/rentalhousing.

Complaint investigations will begin only after the steps above have been completed.

Contact the Rental Housing Program for further information or for help through the process.



Eugene Rental Housing Standards

Helping Landlords and Tenants Address Safe Conditions



HEATING
SECURITY
SMOKE DETECTION
STRUCTURAL INTEGRITY
WEATHERPROOFING
PLUMBING
MOLD



Contact Us

www.eugene-or.gov/rentalhousing
rentalhousing@ci.eugene.or.us
541-682-8282

The Rental Housing Code covers the basics.

The rental housing code only covers habitability standards for rental properties. Other laws and City of Eugene codes address legal and human rights issues for property owners, managers and renters.

HEATING

There must be a permanently installed heating source able to provide a room temperature of 68°F. Heating devices must conform to applicable laws and fuel-burning appliances must be properly ventilated.



SMOKE DETECTION

Each unit must have an approved and working smoke alarm or smoke detector installed and maintained in accordance with the state building code.



SECURITY

Doors and windows must be equipped with working locks.



STRUCTURAL INTEGRITY

Roof, floors, walls, foundations and all other structural components must meet the building code.



WEATHERPROOFING

Roof, exterior walls, windows and doors must prevent water leakage into living areas; repairs must be permanent and use accepted construction methods.



PLUMBING

Systems must be in a safe and sanitary condition, free of defects, leaks and obstructions; repairs must be permanent and use accepted plumbing methods.



Mold is addressed through the weatherproofing and plumbing standards.



Concerns about your Rental Property?

The goal of the Rental Housing Program is to help renters and owners communicate with each other to resolve issues without further city involvement or legal action. If you are concerned your rental property may not meet the code, you can:

- Learn more about the rental housing standards at www.eugene-or.gov/rentalhousing
- Talk to your property manager about your concern; follow up with written communication about the issue and keep a copy for your records.
- If your concern persists, you can file a complaint with the City of Eugene – *see reverse for details.*

Additional Resources for Renters

Lane County Legal Aid

www.lclac.org
541-485-1017

Community Alliance of Tenants

www.oregoncat.org

Renter's Rights Hotline

503-288-0130

Fair Housing Council of Oregon

www.fhco.org
503-223-8197

Resources for Currently Enrolled Students

UO: ASUO Legal Services

541-346-4273

LCC: Student Legal Services

541-463-5365

Resources for Property Owners and Managers

Rental Owners Association in Lane County

www.laneroa.com
541-485-7368

Oregon Rental Housing Association, Inc.

www.oregonrentalhousing.com
503-364-5468

Rental Housing Alliance Oregon

www.rhaoregon.org
503-254-4723