

Referral Resources

City of Eugene

Rental Housing Code 682-8282

Building Code Enforcement 682-5495

Dangerous Buildings 682-5495

Nuisance Complaints 682-5819

Permit Information 682-5505

Land Use Applications 682-5377

City of Eugene TTY 682-5119

Police Non-Emergency 682-5111

Fire Non-Emergency 682-5111

Lane County Legal Aid 342-6056

Community Alliance of Tenants 503-288-0130

Fair Housing 800-424-3247
503-223-8197

Oregon State Bar Website:
www.osbar.org (search: "tenant" or "landlord")

CONTACT US

Web: www.eugene-or.gov/rentalhousing

E-mail: rentalhousing@ci.eugene.or.us

Phone: 682-8282

City of Eugene Rental Housing Program

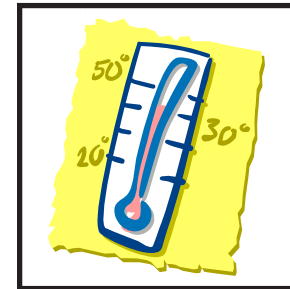
A service of the City of Eugene



Structural Integrity



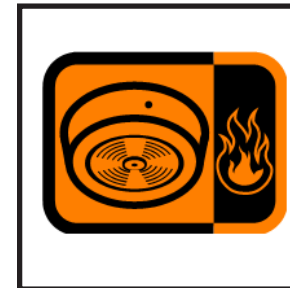
Plumbing



Heating



Weatherproofing



Smoke Detection



Security

Planning & Development Department

RENTAL HOUSING

99 W 10th Avenue

Eugene, Oregon 97401

541-682-8282

(fax) 541-682-6806

www.eugene-or.gov/rentalhousing



Eugene Rental Housing Code

The purpose of the City's Rental Housing Code is to provide minimum habitability criteria to safeguard health, property and public wellbeing of the owners, occupants and users of the rental housing. This service is available to property owners, property managers, tenants, neighboring property owners and other interested parties.



Code Enforcement staff will listen to a caller's concerns and address the situation in the most appropriate manner. If a caller's concerns are not addressed by the Eugene Code, staff will refer callers to an appropriate community resource for assistance.

If you have a habitability concern, please contact the Rental Housing program at 682-8282, and staff will guide you through the process.

Staffing and administrative costs for the program are paid for by a \$10 annual fee for each dwelling unit. The owner or the owner's agent shall be responsible for paying the annual fee.

Minimum Standards

The Rental Housing Code addresses six areas of habitability, described below (EC 8.425).

STRUCTURAL INTEGRITY

The roof, floors, walls, foundations and all other structural components shall be capable of resisting loads prescribed by the building code in effect at the time of construction.

PLUMBING

Plumbing systems shall be maintained in a safe and sanitary condition and shall be free of defects, leaks and obstructions.

HEATING

(a) A permanently installed heat source that must be able to provide a room temperature of 68 degrees Fahrenheit three feet above the floor, measured in the approximate center of the room, in all habitable rooms. Portable space heaters shall not be used to achieve compliance with this section.

(b) All heating devices or appliances shall conform to applicable law at the time of installation.

(c) Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code at the time of installation.

WEATHERPROOFING

(a) The roof, exterior walls, windows and doors shall be maintained to prevent water leakage into living areas, which may cause damage to the structure or its contents or may adversely affect the health of an occupant. (b) Repairs must be permanent rather than temporary and shall be through generally accepted construction methods.

SECURITY

Doors and windows leading into a dwelling unit must be equipped with locks and shall be maintained in a condition so as to restrict access into the dwelling unit.

SMOKE DETECTORS

Every dwelling unit shall be equipped with an approved and properly functioning smoke alarm or smoke detector installed and maintained in accordance with the state building code, ORS 479.270, 479.275, and 479.285, and applicable rules of the State Fire Marshal.

Complaint Procedure

The primary goal of the complaint procedure is to bring about resolution without the need for City enforcement. A complaint may be filed with the City only after the tenant has sent written notice to the owner or property manager. The written notice must include a detailed description of the alleged violation and must allow 10-days for the owner or the property manager to respond to the alleged violation.

A complaint to the City must be in writing and may be filed in person, by post, e-mail, or fax, and must include the following:

- Name of person filing the complaint, and if different, the name of the affected tenant. Anonymous complaints will not be accepted.
- Name of the owner or the owner's agent.
- Address of the dwelling unit with the alleged violation.
- A complete description of the alleged violation.
- A copy of the written notice of the alleged code violation that has been sent by the tenant to the owner or the owner's agent.

A person who files a complaint must be a party to the current rental agreement or an agent of this party. Complaint investigations will be processed by City Code Enforcement staff only after the above process has been followed.





Planning & Development
 Building & Permit Services
 99 West 10th Avenue
 Eugene, OR 97401
 (541) 682-5283 Information
 (541) 682-6806 Fax
 (541) 682-5119 TDD

CITY RENTAL HOUSING CODE COMPLAINT FORM

Tenant Name:	
Tenant Address:	
Mailing Address (if different):	
Telephone Number:	

Please describe the alleged code violation(s):

Was written notice of the alleged violation mailed or personally delivered to the owner or owner's agent?

- Yes
- No

The following items must be included with this complaint form:

- A copy of the written notice provided to owner or owner's agent.
- Copy of identification, may include driver's license, rental agreement, bill, or other items that demonstrate that the tenant is a party to a rental agreement at the address identified in the complaint.

Signature

Date

Please FAX, Mail or Deliver this form to:
 RENTAL HOUSING 99 W 10TH AVENUE EUGENE OR 97401
 (Office Hours 9 a.m. to 5 p.m.)
 FAX: 682-6806 PHONE: 682-8282