



## RENTAL QUESTIONS YOU MAY HAVE

### For Owners

To aid our rental owners and agents, the Village of Berrien Springs is providing you with this quick guide to answer some questions you may have in registering or operating your long-term or short-term rentals within the Village.

#### **Why does the Village need a Rental Ordinance?**

The National Fire Prevention Association statistics state that kitchen fires are the leading cause of home fires and injuries. Heating equipment is second. Of reported fires:

- 27% occurred in a home environment during 2012 - 2016;
- 80% of fire deaths and 74% of all reported fire injuries were caused by home fires;
- 60% of fire deaths during 2012 - 2016 occurred in homes with no or with disabled smoke alarms.

This Rental Safety Verification Program (RSVP) is to reduce the chance of you and your renter becoming part of future statistics.

#### **Who needs to register?**

All owners of a long-term rental (a rental for more than 30 consecutive days) and a short-term rental (any rental rented for less than 30 consecutive days) need to register.

#### **Why do I need to be registered?**

The registration of rentals is an important safety minded step the Village has initiated to address safety concerns that had been accumulating in the rentals within our community. By registering all rental units, the Village will now be able to address those concerns with uniform guidelines.

#### **How often do I have to register?**

- Business short-term rentals will need to register and be inspected annually.
- All other rentals will need to register and be inspected Bi-Annually (every two years).

#### **What will happen during an inspection?**

Inspections will be safety oriented. Inspectors will not be looking at decor or finishes; however, living conditions that may affect the safety of occupants will be considered. Inspectors may investigate permit history; certain adjustments for safety may be required. For short-term rentals, inspectors will need to review rental safety self-inspection logs required to be retained by owners or agents.

#### **How much will this cost?**

All fees are based on annual renewals for Business short-term rentals. All others are every two years. See "Rental Inspection Fees".