



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 25, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Single Family Home Rental Program

This report was prepared in response to a request from City Council.

Currently, Troy does not have a Single Family Home Rental Program. The current Multiple Family Residential Inspection Program regulates and inspects residential housing with three units or more, for the health and safety of the tenants. The city currently has approximately over 7,500 units enlisted in the program with an approximate certificate renewal of three to four years. These inspections are conducted by one Housing & Zoning Inspector, utilizing and enforcing the City of Troy Property Maintenance Code.

Troy does not maintain a database of single family rental units. According to Assessing Department records, there are 27,281 single family detached residential units in the City of Troy. Of these, only 430 units do not qualify as a principal residence (owner occupied) per the Principal Residence Exemption under the General Property Tax Act. If we assume all of the 430 units are rental properties, approximately 1.6% of single family detached residential units are rentals.

The Planning Department researched municipal websites of similar communities in Southeast Michigan to determine which had single family residential inspection programs. The attached document summarizes the findings.

Attachments:

1. Rental Programs Per City.

Rental Programs per City

1. Rochester Hills:

- a. Does not regulate rental home inspections.

2. Novi:

- a. Does not regulate rental home inspections.

3. Southfield:

- a. First time registering rental - \$300 plus \$40 application fee.
- b. Rental Renewal - \$175 plus \$40 application fee.
- c. Second inspection included with fees. Any further inspection needed, or Lock out - \$50.00
- d. Apartment Annual registration- \$125
- e. Apartment Change in ownership or information update - \$75
- f. Certificate valid – Apartments annually, single family, 3 years

4. West Bloomfield Township:

- a. Single Family - \$140, plus \$50 per building for application fee and \$75 per accessory structure
- b. 2 or more units (multi) - \$75 per building plus \$75 per accessory structure
- c. Re-inspection fees & Lock out fees - \$75
- d. *Exterior inspections per website. Interior inspections only required if residential unit is unsafe structure (per Property Maintech or Fire Code), if there is potential of moisture inside created by outside factors, and/or multiple re-occurring violations brought to the attention of the City.
- e. Certificate valid – 3 years

5. Clinton Township:

- a. Single family - \$110.00
- b. Duplex family - \$220.00
- c. Multiple family - \$110 per building plus \$50 per unit
- d. Second inspection included with fees. Any further inspection needed, \$55.00 per inspection.
- e. No Lock Out Fees listed
- f. Certificate valid – 2 years

6. Madison Heights:

- a. Single family - \$200
- b. Duplex (2 -4 units) \$245
- c. Multiple (5 units or more) - \$47.50 per unit
- d. Second inspection included, any further inspections needed, \$70 per inspection
- e. Lock Out Fees - \$70
- f. Certificate valid – 3 years

7. Berkley:

- a. Single family - \$180 plus \$60 registration fee
- b. Duplex family – not listed
- c. Multiple family – First unit fee \$180, Each additional unit Inspection fee \$35 plus registration fee for each unit \$60
- d. Second inspection included, any further inspections needed, \$30 per inspection
- e. No Lock Out fees listed
- f. Certificate valid – not listed on website