Department of Leased Housing

ANNUAL INSPECTIONS FAQ

Q When will the Annual Inspection be?

A Annual Inspections are generally scheduled 90 days before the anniversary of the day your tenant moved in. You will receive a notice in the mail telling you the date and time of the Annual Inspection.

Q Do I need to attend the annual inspection?

A You are not required to attend the annual inspection, however, the inspection is a chance for you to discuss any questions or concerns with both your tenant and the Representative. After the inspection you will be told if the inspection passed and whether any repairs are needed..

Q Who's responsible for repairs?

A As the property owner you are responsible for basic maintenance and normal wear and tear of the unit. You must make repairs that are your responsibility within a reasonable amount of time or OHA will hold or abate your Housing Assistance Payments. Damages caused by your tenant, members of your tenant's household, or your tenant's guest are the tenant's responsibility.

Q What happens if the tenant damages the unit?

A As with any tenancy, repairs for tenant-caused damages are the responsibility of the tenant. You should collect a security deposit and enforce this lease provision in the same way you would with other tenants. You should seek reimbursement from the tenant for any damage repair costs paid on the tenant's behalf. If the unit does not pass the annual inspection because of something your tenant is responsible for, then your tenant will need to have repairs made within a reasonable amount of time (generally 30 days) or the assistance provided to the family may be cancelled.

Q How long do the tenant and I have to make repairs?

A If something needs to be repaired, you and/or your tenant will be given a reasonable amount of time to complete the work (usually a maximum of 30 days). If the tenant's health and safety are in danger, repairs may need to be made within 24 hours. OHA will re-inspect the unit within 30 days to make sure the repairs are completed.

Oakland Housing Authority