

Protecting residents and the quality of life in our neighborhoods starts with safe and healthy housing.

The City of Syracuse's efforts to maintain the quality of its housing stock and ensure the health, safety, and vitality of residents and neighborhoods requires collaboration and distinct responsibilities for property owners, tenants, neighborhood organizations, and city officials:



RENTAL PROPERTY INSPECTIONS

REGISTRATION REQUIREMENTS AND PROPERTY MAINTENANCE GUIDE

CONTACT US

315.448.8695 | codeenforcement@syr.gov
syr.gov/code-enforcement

VISIT US

One Park Place, 300 South State St.
Syracuse, NY 13202

Central Permit Office: Entrance on East Onondaga St.
Codes Triage: Floor 7 near reception desk

REGISTRATION REQUIREMENTS

Different certifications are required depending on the type and occupancy of your property.

RENTAL REGISTRY

One or two-unit rental properties require a rental registry certificate and inspection every three years.

CERTIFICATE OF COMPLIANCE

Three or more-unit rental properties, mixed-use structures, inns, dormitories, and Greek housing require a certificate of compliance and inspection every three years.

VACANT PROPERTY REGISTRY

Vacant properties with exterior code violations must be registered every year as long as the building remains vacant.

HOW ARE CODES ENFORCED?

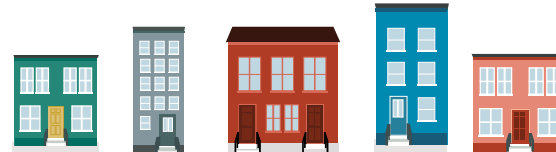
City code inspectors are trained to identify key property conditions that affect occupants' health and safety. Property inspections are based on standards set by the following regulations:

NEW YORK STATE CODES

Multiple Residence Law
Uniform Fire Prevention and Building Code
International Property Maintenance Code

MUNICIPAL CODES

Property Conservation Code
Zoning Code



RESOURCES

SCHEDULE AN INSPECTION

DIVISION OF CODE ENFORCEMENT

315.448.8695 | codeenforcement@syr.gov
To schedule an inspection, report specific code violations in your area, or speak with an inspector, contact the Division of Code Enforcement by phone or email.

SUBMIT A SERVICE REQUEST

Using the SYRCityline app, you can now report non-emergency problems to the City of Syracuse from your smartphone, tablet, or computer. For more information and to download the app, visit syr.gov/cityline.

FINANCIAL ASSISTANCE FOR PROPERTY REPAIRS

SYRACUSE LEAD GRANT PROGRAM

315.448.8610 | lead@syr.gov
Provides assistance to qualifying homeowners and tenants with lead remediation funds to help reduce lead hazards in City of Syracuse homes with young children.

HOME HEADQUARTERS

315.474.1939 | info@homehq.org
Provides home improvement grants for qualified, income-eligible homeowners, as well as low-interest loans, homeownership assistance, and foreclosure prevention counseling.

GET INVOLVED

TOMORROW'S NEIGHBORHOODS TODAY (TNT)

tomorrowsneighborhoodstoday.org
TNT creates a comprehensive process for involving residents, businesses, and organizations in planning for their neighborhoods. Monthly meetings are held in each eight TNT areas throughout the city.

PERIODIC INSPECTION MAINTENANCE CHECKLIST

During inspections, officials from the Division of Code Enforcement will check for a number of property conditions that help ensure the health and safety of occupants. The guide below outlines several common types of violations inspectors see if these conditions are not maintained:

INTERIOR AND EXTERIOR MAINTENANCE



LEAD PAINT

- No deteriorated paint
- No chipping paint
- No peeling paint
- No bare soil within the drip line

EXTERIOR MAINTENANCE



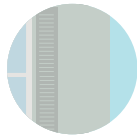
CHIMNEY

- Secure
- Properly painted



ROOF

- Free of leaks
- No missing or deteriorated shingles



SIDING AND PAINT

- No holes
- No deterioration
- Structurally sound



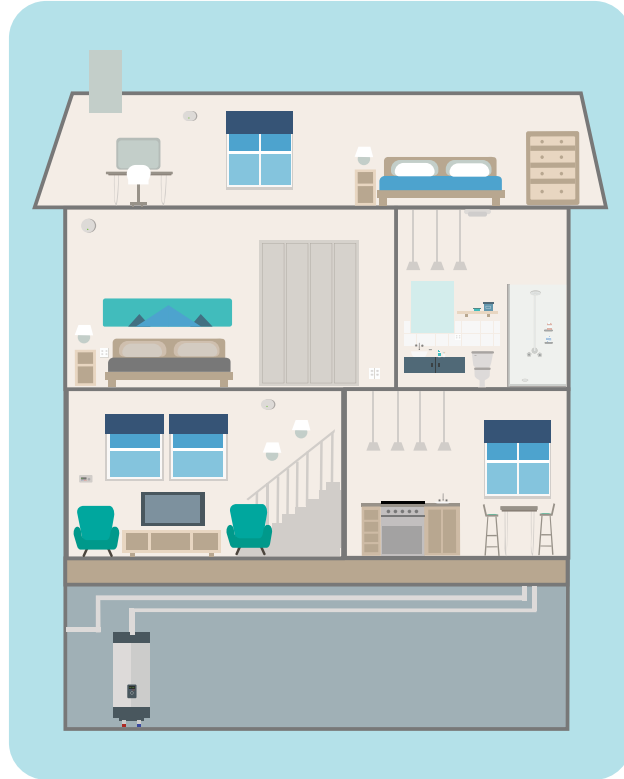
WINDOWS

- Weathertight
- Not broken
- Have screens
- No deteriorated paint



FOUNDATION

- No cracks
- No leaks
- No deteriorated paint



PORCH

- Structurally sound
- Guardrails if 30 or more inches
- No deteriorated paint
- No upholstered furniture



DOORS

- Weathertight
- Secure hinges and locks



YARD

- Grass and weeds cut
- No trash in yard
- Yard graded for proper drainage
- No trees in contact with structure



PROPERTY AREA

- No abandoned cars
- Garage and shed in good condition
- Trash containers secure
- Street numbers visible from road

INTERIOR MAINTENANCE



WINDOWS

- No broken glass
- Secure
- No chipping paint
- Capable of emergency escape



BATHROOMS

- A toilet properly installed
- No plugged drains
- A tub or shower
- A sink properly installed
- A light fixture
- Adequate ventilation



WALLS AND CEILINGS

- No loose plaster
- No deteriorated paint



FLOORS

- No holes



HALLWAY

- Well lit
- Clear path of egress



KITCHEN

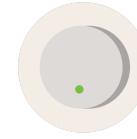
- Hot and cold water
- Proper drain connection
- No water system leaks
- No plugged drain

UTILITIES + OTHER SAFETY



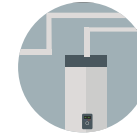
ELECTRICAL

- Adequate service
- No frayed and exposed wires
- No broken fixtures and outlets
- Two outlets in each room



SMOKE ALARMS

- Operable
- Installed correctly inside and outside each sleeping area

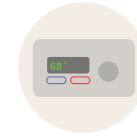


WATER SERVICE

- No cross-connection of waste and water pipe
- No leaking pipes

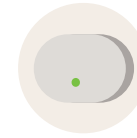
WATER HEATER

- Can heat to 120F
- Properly vented
- Temperature and pressure relief valves sealed
- Sealed chimney
- Gas shut-off



HEATING SYSTEM

- Can heat to 68F
- Properly installed
- Properly vented
- Sealed chimney
- Gas shut-off
- Ducts and pipes leak free



CARBON MONOXIDE ALARMS

- Installed in lowest level of unit containing sleeping areas, within 15 feet of area entrance

MULTIPLE DWELLING UNITS

- Emergency lighting
- Exit signs
- Door closures
- Two means of egress in each dwelling unit
- Carbon monoxide alarm required on all floors with a carbon monoxide source