



Landlord Survey - Oskaloosa Rental Housing Inspections Program

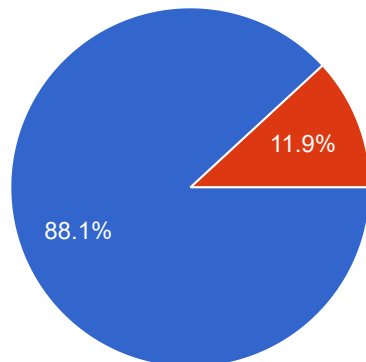
59 responses

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Please indicate which of the following best describes you:

59 responses



- Rental property owner or landlord
- Rental property manager, contractor, or owner's representative



Please enter your name or company name. This is optional to allow anonymous submittals if preferred. Names entered here will only be used to help validate responses.

39 responses

NAMES REDACTED FOR PRIVACY



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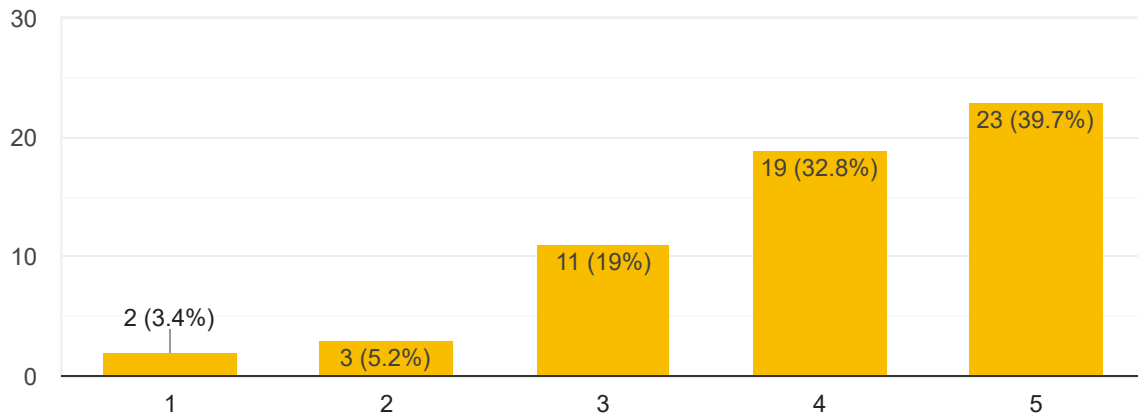


Inspections Contractor (Iowa Inspections)

Communication from contractor

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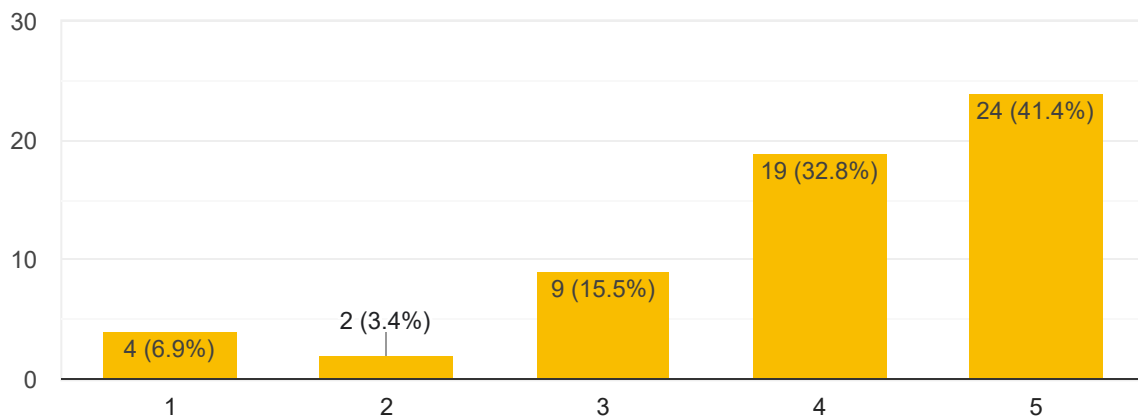
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Ease of scheduling inspections with contractor

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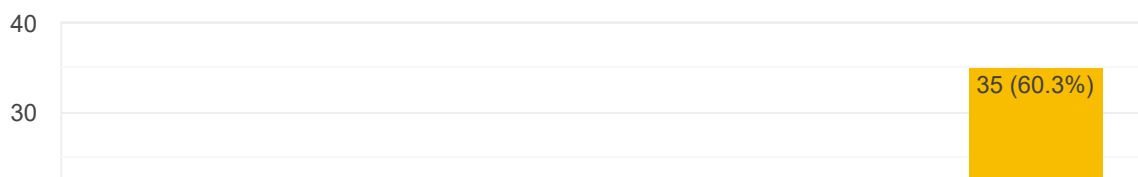
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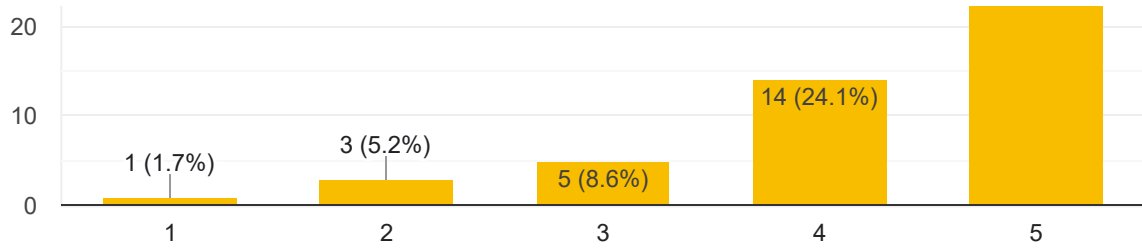


Punctuality of contractor

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58 responses

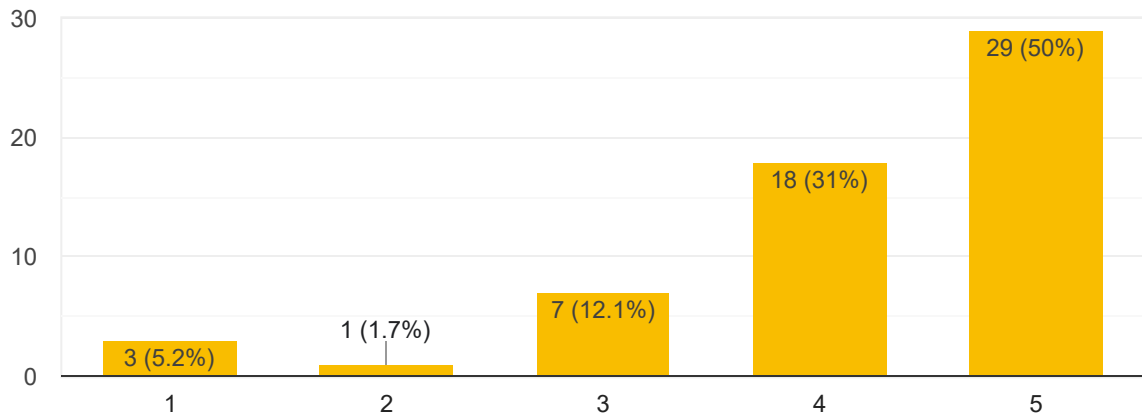




Courteousness of contractor



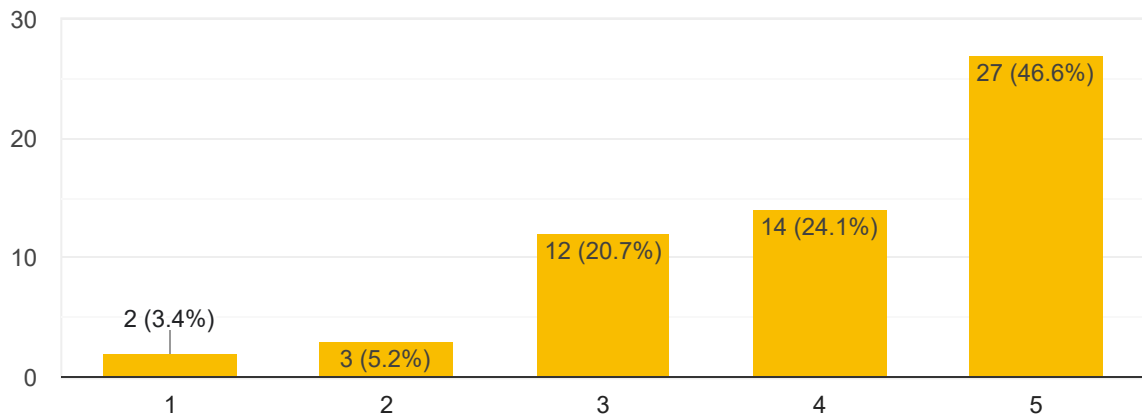
58 responses



Knowledge of contractor



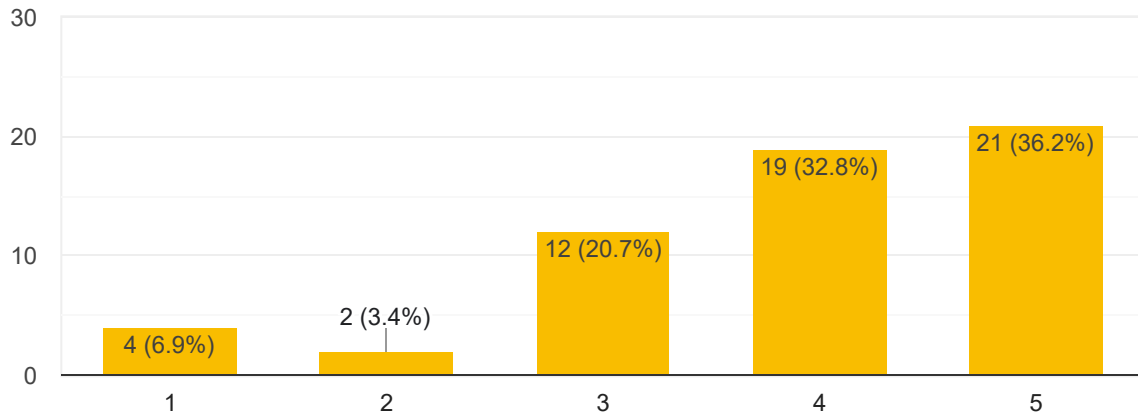
58 responses



Objectivity of contractor

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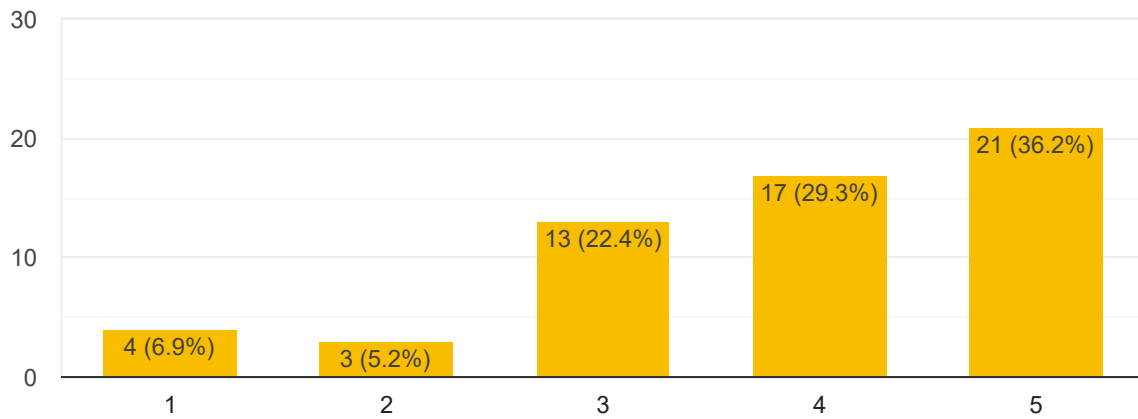
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Consistency of contractor

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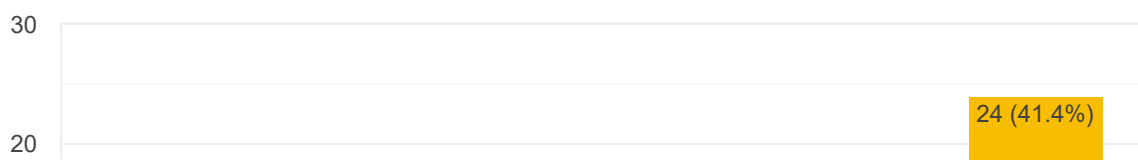
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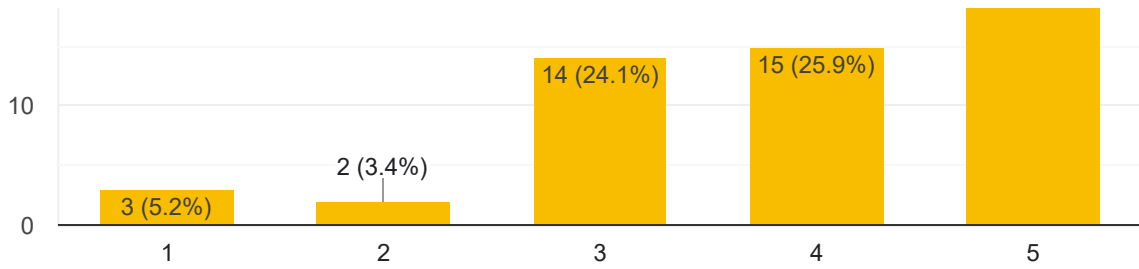


Contractor's willingness to listen and assist

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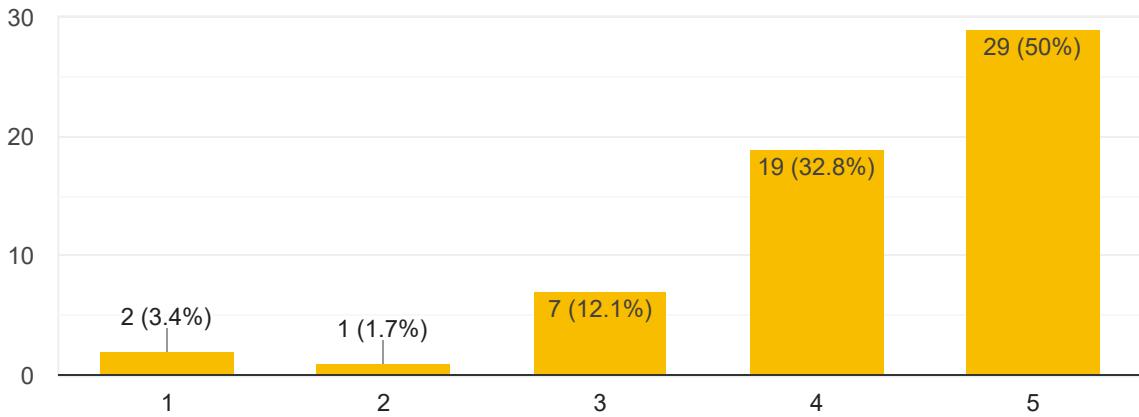




Amount of time to complete contractor's visits

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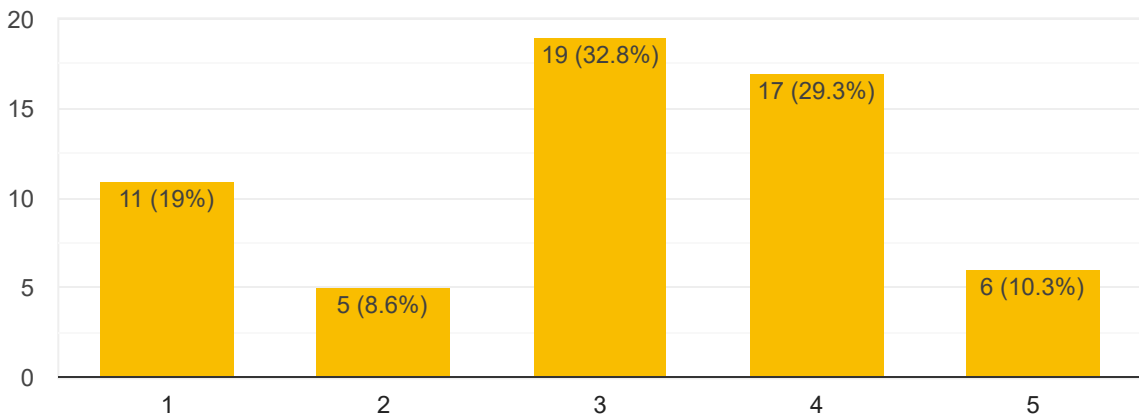
58 responses



Inspection fee amount for contractor

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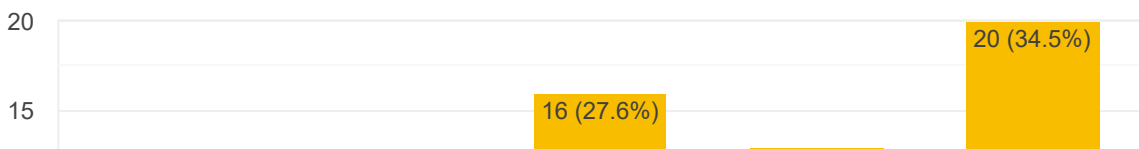
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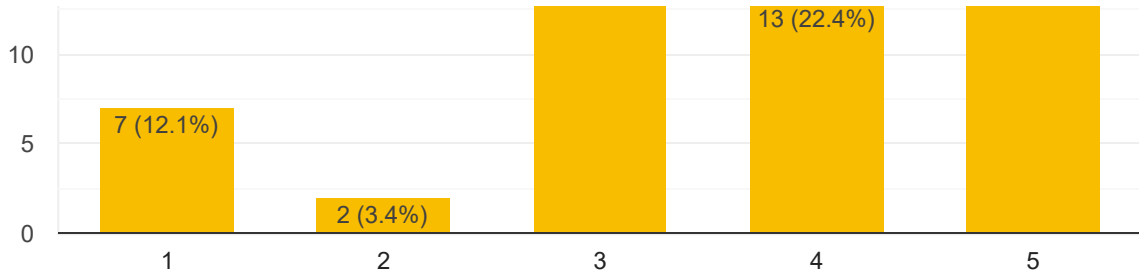


Ease of payment to contractor

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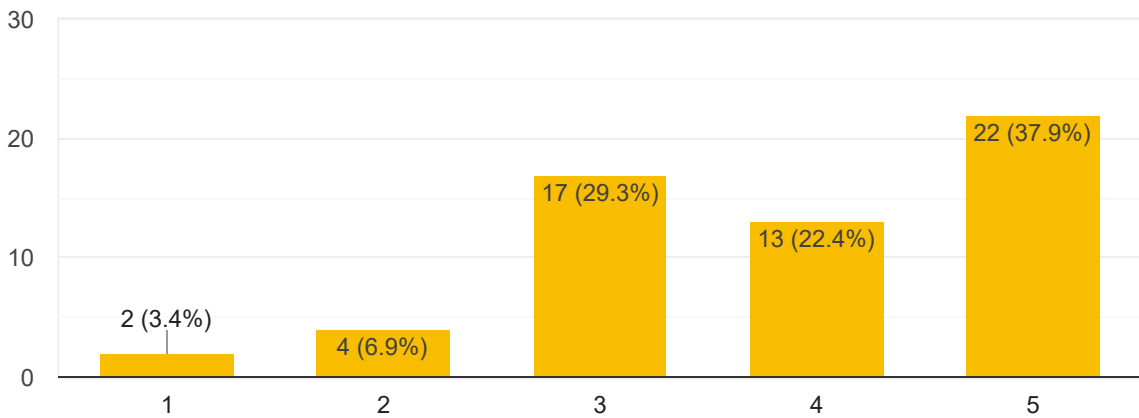


City Staff (Development Services Department)

Communication from city staff



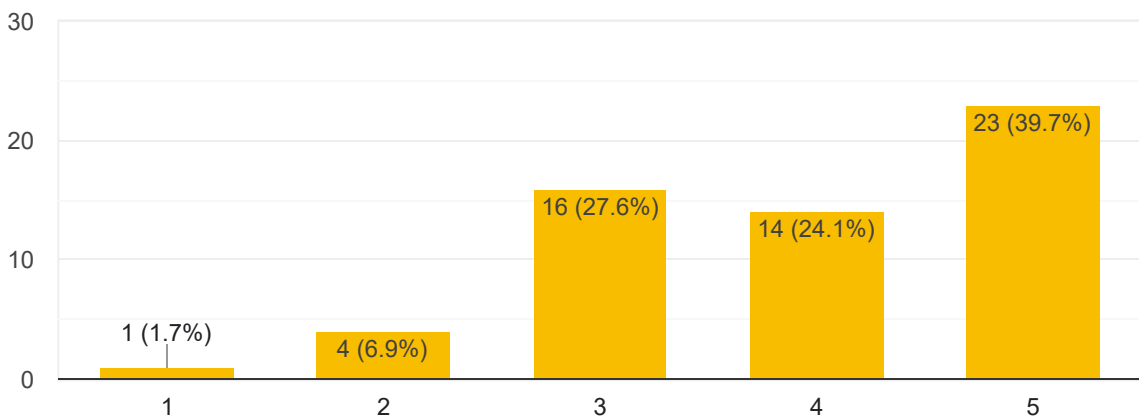
58 responses



Ease of registering a property with city staff



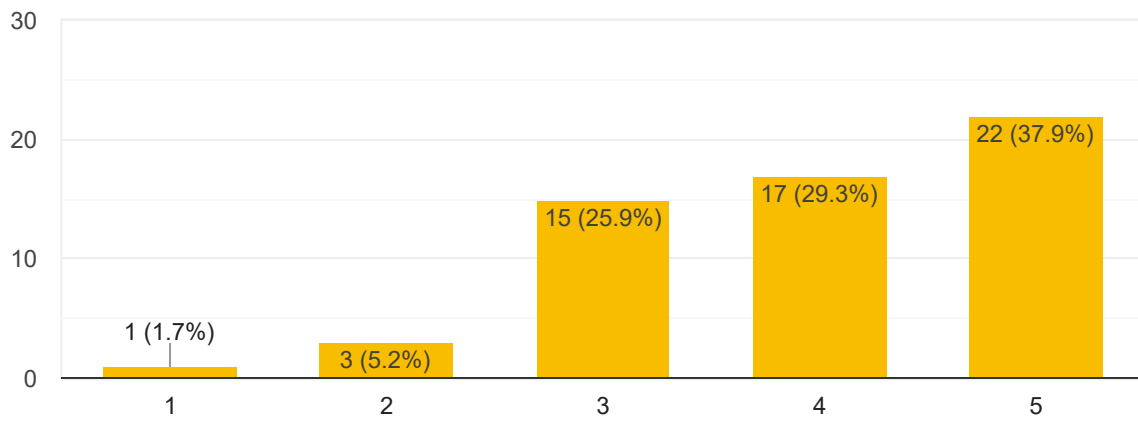
58 responses



Punctuality of city staff

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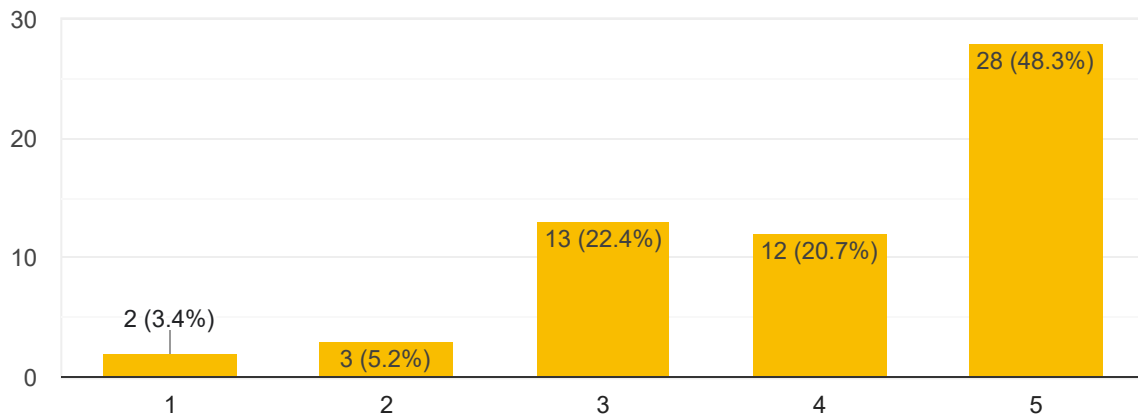
58 responses



Courteousness of city staff

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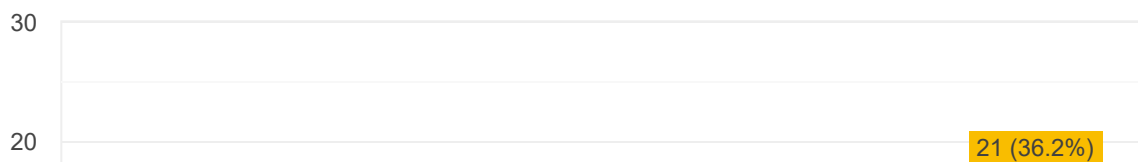
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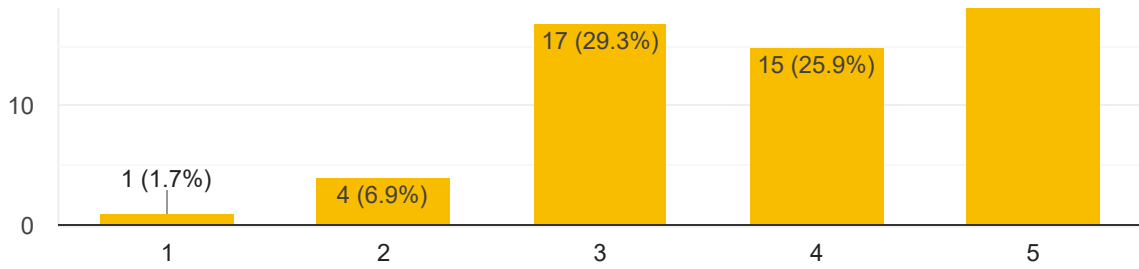


Knowledge of city staff

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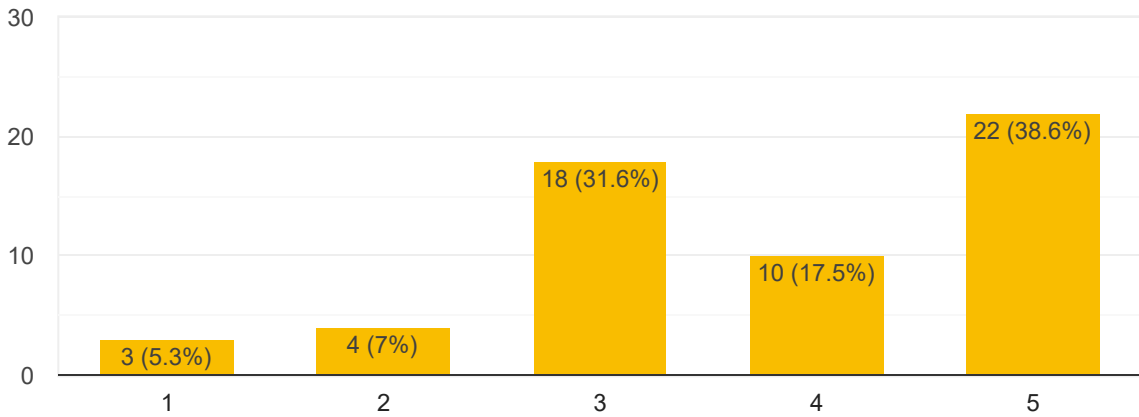




City staff's willingness to listen and assist



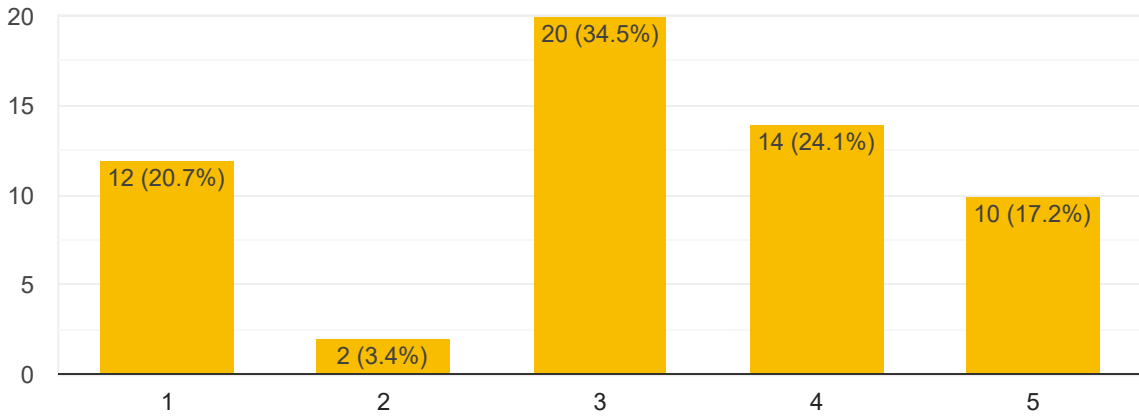
57 responses



Registration fee amount to city staff



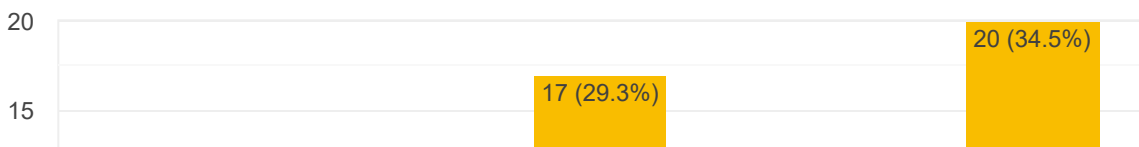
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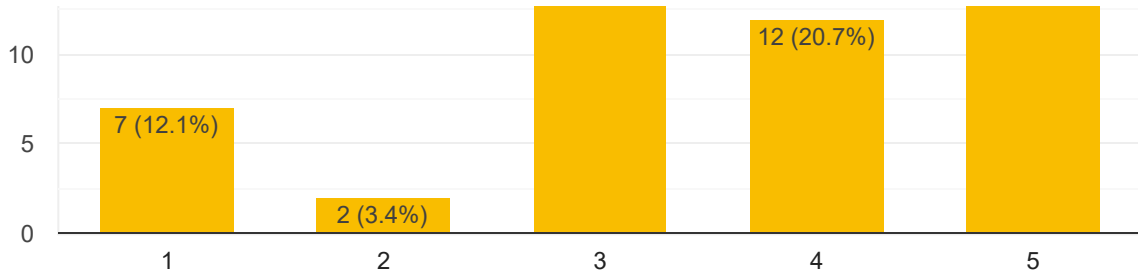


Ease of payment to city staff



58 responses



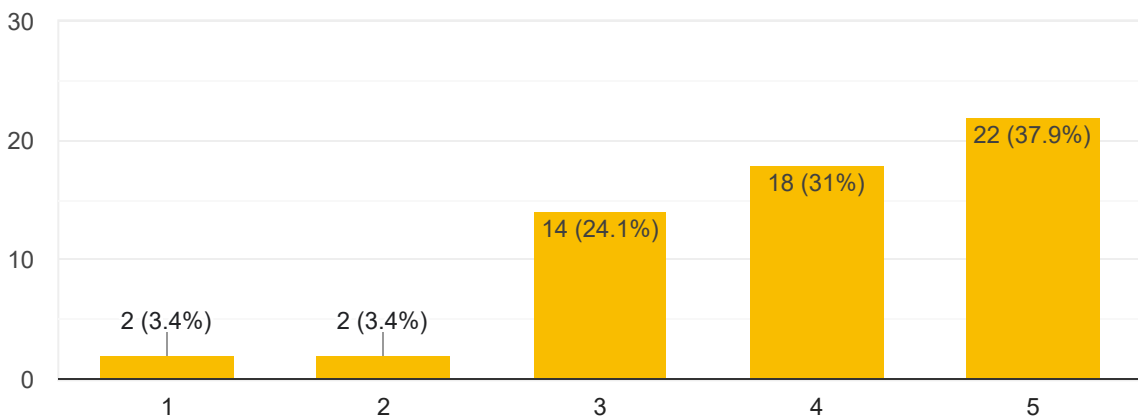


Inspections Program in General

Tenants are aware of the program



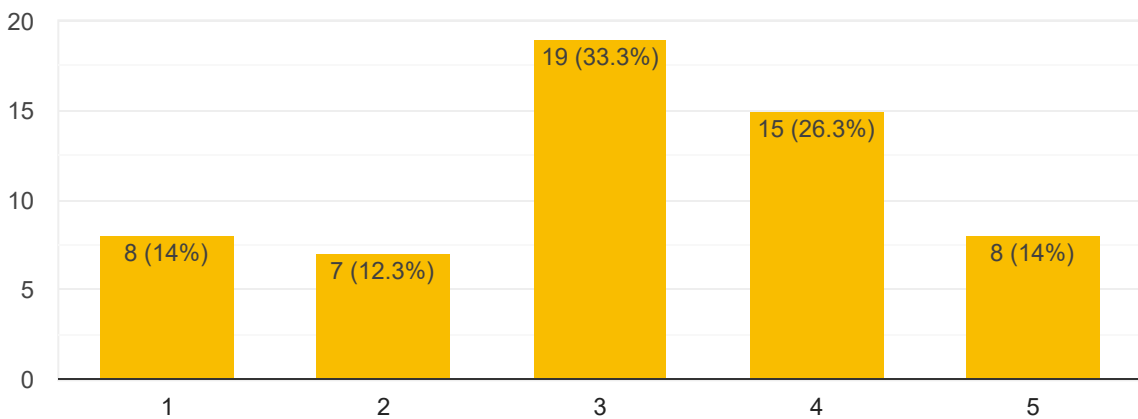
58 responses



Tenants view the program as a positive



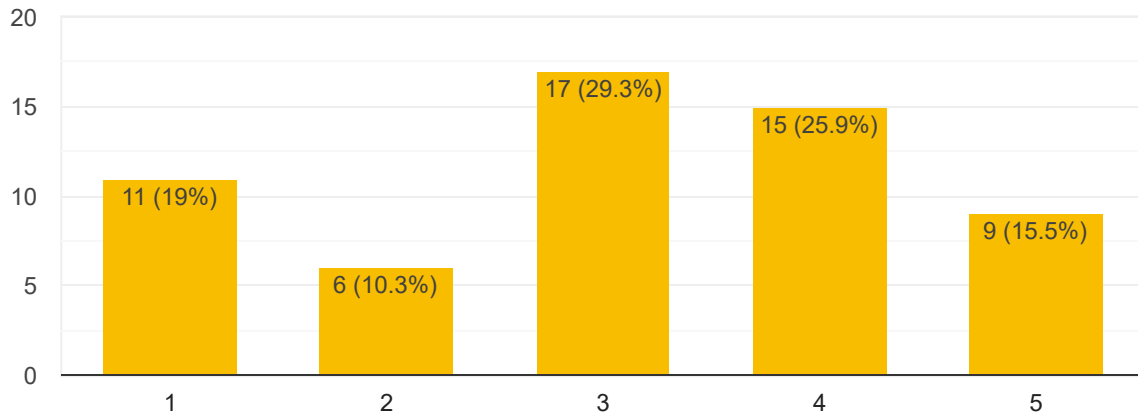
57 responses



Landlords view the program as a positive

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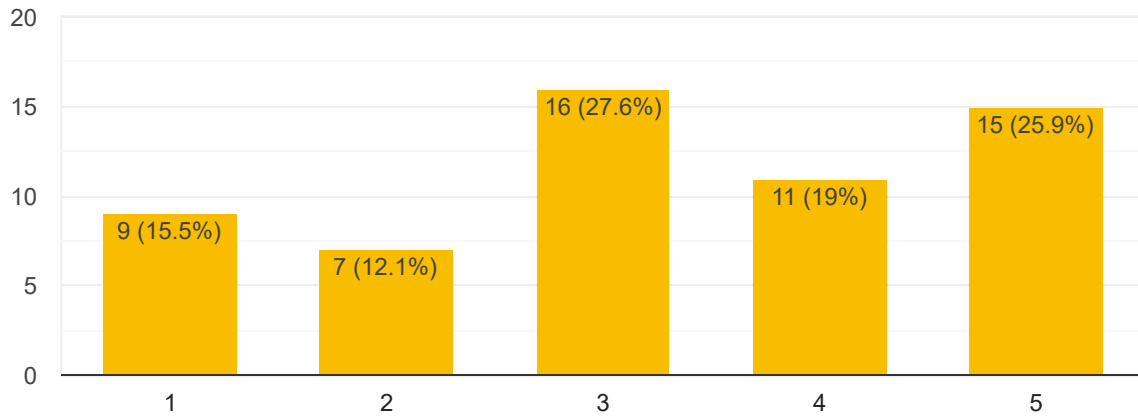
58 responses



This program is needed in Oskaloosa

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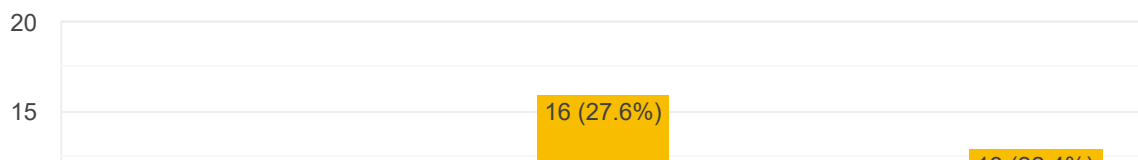
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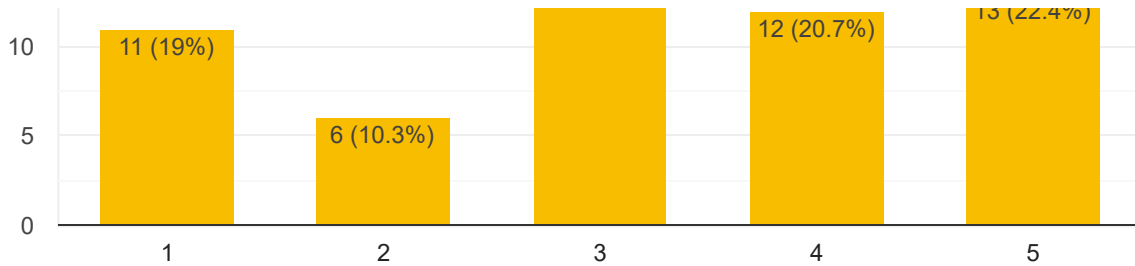


This program has met my expectations

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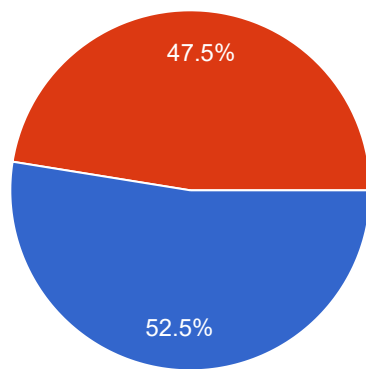




Should city staff and its contractor host an **evening listening session/meeting for landlords** to express your thoughts, concerns, or questions on the program?



59 responses

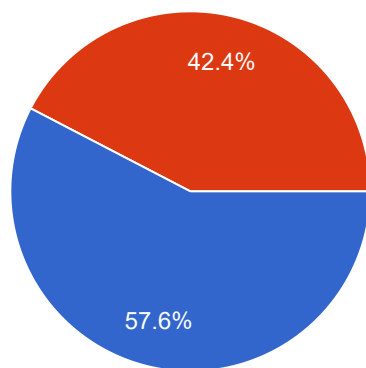


- Yes, the city should schedule a meeting
- No, there is no need for a meeting

If held, would you attend an **evening listening session/meeting for landlords**?



59 responses



- Yes, I will attend if available
- No, I will not likely attend



Do you have any suggestions for improvement?

26 responses

No

no

I think it is appropriate to inspect the housing for safety issues and building code violations, but making the landlords responsible for tenants cleanliness when no city support is provided places a burden on the landlords beyond our control. We are penalized for tenants cleanliness when our hands are tied. Although the language of the rental inspection program include that landlords can collect fees for reinspection from the tenant if failure is due to the tenant, in reality the landlord will be paying and not collecting in most cases. Landlords can not remove a tenant's belongings without a court order. I believe Orange City is being sued now because of discrimination. Tenant's housing is inspected for cleanliness or messiness and owner occupied is not. Be interesting to see what the courts rule and whether there will be punitive damages assigned.

The City should focus more on the deteriorating properties in town, instead of going through the better facilities with a fine tooth comb.

What is the REAL reason for inspections? Don't give me safety unless you can show me hazards locally. Not in the US. I attended meetings with many landlords who also was not of their approval however we the people had no choice but to be burdened. Now that the process has been effect and the issues (if any were resolved) I see no reason for the program to continue. I always felt it was up to the tenant to decide if they wanted to rent. Not the landlords. If the house did measure up then go rent from someone else.

Though I see the need to improve some of the rental properties that were so run down, it seems like those of us who keep our properties in great rental shape got penalized for their neglect. I have three rentals and we keep them up as if we were to live in them. One of the greatest needs in Osky is good rental properties. People are not coming to town because they can't find housing. Yet the city charges these fees for inspection. The city should be paying good landlords for keeping their rentals up and providing suitable housing, not charging them. Charge those abusing the system and reward those for helping the community. Just my thoughts!



Cancel it.

Constance compared to last inspection. Apply common sense in specific situations. Landlords have more input into the inspection process. Not failing for a clutterly tenant- one that is a terrible house keeper. Not have subjective inspection items.

There are some inconsistencies between HUD & City inspections. If we could align those I think it would be good.

Inspection should only be done on "landlord hogs". Those who have 5plus rentals. Leave the rest alone as they typically are upstanding citizens and rentals

I don't even know why there is a program. What does it do for the landlord and their tenant? Why do I have to pay the city to rent out a property that I already own? Why does it have to be inspected when the tenants have already agreed to live in those conditions either good or bad? We are adults and can make our own decisions about our living conditions. We have a contract so if the landlords are not keeping up with their end, then the tenants can get a lawyer involved, and vice versa.

This should not be for every land lord only the slum lords that have obvious property or dwelling issues.

I am out of state and have heard little to no about inspections.

This program is needed to keep Oskaloosa Rental properties safe for the tenant.

Better communication on new city code vs age of most properties in oskaloosa being grandfathered in on subjective matters. Consistency from year to year.

Not at this time

Create a more public document to showcase all the rules clearly for landlords so they have a fair chance of passing an inspection the first time. I have learned of rules my property did not meet during an inspection and those rules are not in the curent Oskaloosa "handbook"

I see the benefits of the program. But I also live with the negative consequences of the program. The number 1 negative is the homelessness it has caused for the lowest income group. I know people that have been homeless for 2 years. Iv'e went ahead and rent to 2 different couples. The one had been staying at motels for over a year because no one would rent to them. The other couple lived in a camper for almost 2 years.

LIHTC, RD, HOME and Section 8 have their own. These units should be excluded. Payments should not be made directly to the vendor on site. This is extremely inappropriate. Billing should go through the City to the vendor.

100% of what I was marked for was approved by Jason 3 years ago...just not right to be approved one inspection then not on the very next one....



very pleased with the program

I think the initial goal of the program was met early on, tearing down of a few unsightly houses, but now it has began to treat renters as a second rate citizens. I try to prepare my tenets the best I can for what to expect during the inspection. How the inspectors can be rude, argumentative, and nonprofessional. I even ask they are not present during the inspection to help save them the humiliation but who wants a stranger going through their personal belongs when they are not there? Usually after inspections I remind my tenets to remember that I am just an investor / business owner and that experience or the recent rent increases was caused by the city of Oskaloosa government and I tell them to keep that in mind the next time they vote for city government, The city of Pella has no intention of moving towards rental inspections.

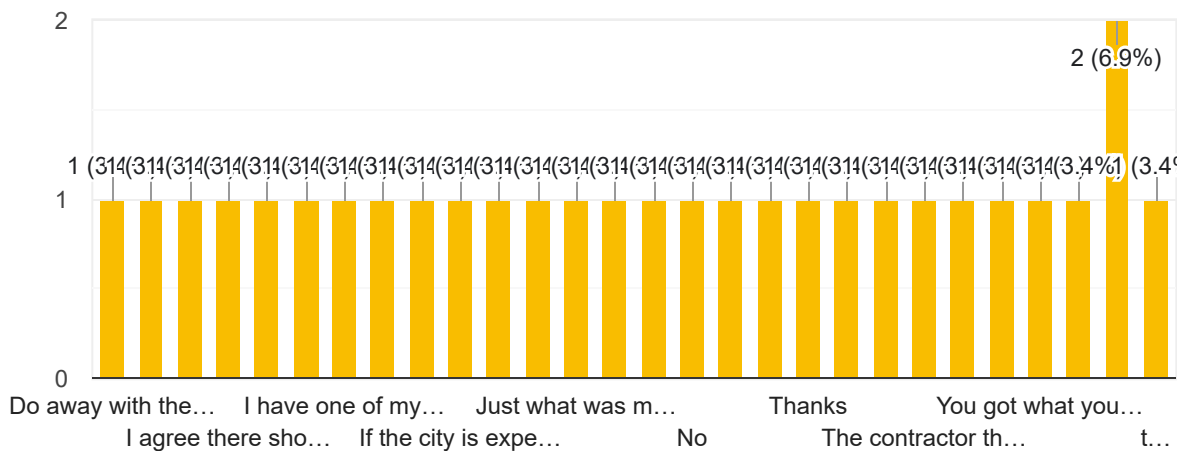
keep your inspection to safe living conditions, not the physical looks. rent is based on condition and tenants can only pay so much and we can only fix so much without raising rent. Some tenants do not deserve a five star rental. and some rentals will never be a five star rental, that is why they are temporary housing used by people starting out and trying to better their lives by moving on to better places of their own.

Inspections less often

Do you have any other comments?



29 responses



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