
FAQs for Landlords

The Tulsa Health Department (THD) recognizes that substandard housing conditions can create stress that contributes to poor health outcomes. Inadequate and unsafe conditions worsen health problems including the risk of injuries, poor childhood development, and infectious and chronic diseases. From an economic perspective, responsible property owners may shy away from an unkempt neighborhood, resulting in clusters of poorly maintained homes and decreased property values, and eventually the neighborhood can be considered unsafe. The goal of our Safe and Healthy Homes program is to prevent this from happening by empowering and educating property owners on how they can safely maintain their properties, thereby creating a healthier and safer community for all.

What can property owners expect from this volunteer program?

THD has created this voluntary program to recognize and encourage property owners that are providing safe housing. THD recognizes that the majority of our landlords provide safe housing everyday so this program is based on a self-inspection during the walkthrough with potential renters. An example of the self-inspection form is provided by THD or you can create one that fits your needs providing it addresses the key components of public health and safe housing. We suggest that a copy be given to the renter along with the Realistic Expectations for Renters information sheet. THD will conduct courtesy inspection of vacant homes or apartments at a frequency that depends on the type of housing unit. Please contact our Environmental Health Department for more information at 918.595.4200 or visit our website at www.tulsa-health.org.

What do Environmental Health Specialists look for during a courtesy inspection?

- Courtesy inspections are focused on issues that affect public health and safety. Some examples are listed below.
- Smoke detectors installed and maintained
- Doors and windows in good repair with locks, doors opened from inside without a key
- Structure insect and rodent free
- Electrical: no exposed wiring, light switches and outlets in working condition
- Walls and ceilings in good condition (interior/exterior), lead based paint sealed
- No sign of interior or exterior sewer leaks/ backups
- Plumbing: all toilets and sinks in working order without leaks with hot and cold water
- Appliances are clean and in working condition (i.e. stove, refrigerator)
- Exterior of property sanitary and in good repair
- Heat and air (if provided) in working order and adequate for all rooms

What should I expect during the walkthrough?

The typical courtesy inspection will take 30 minutes to 1 hour depending on the size and condition of the property. You are welcome to accompany the Environmental Health Specialist if you wish and we welcome questions. A written inspection report will be given to the person in charge before the Environmental Specialist leaves, and any issues can be discussed with an appropriate correct by date.

What if there are Code deficiencies?

The goal of the THD Safe and Healthy Home program is to educate property owners and renters on the importance of safe housing. Any issues that are observed during the courtesy inspection will be addressed using a reasonable correct by date.

Incentives

Properties that are enrolled as a participant in the THD Safe and Healthy Homes volunteer program will be renewed yearly, and given materials to help you advertise as a healthy home. Decals, certificates, and magnets can be displayed to show prospective tenants that you value a safe and healthy environment for their families to live. THD will list you on their website as a participant. All property owners will be eligible for incentives such as free lead testing and rodent bait stations. THD also provides a free educational class, Housing 101 that covers the Building Code, Oklahoma Landlord Tenant Act, and Fair Housing Act twice a year. Environmental Health Specialists are always available to answer your questions on how to provide a safe and Healthy Home.

Please visit
www.tulsa-health.org
for more resources