

CERTIFICATE GUARANTEE DEADLINES

The city guarantees owners of rental property the ability to earn a 40 or 52 month certificate if inspections are scheduled in a timely manner according to the deadlines below.

Restrictions apply (as listed).

Certificate Expires	Courtesy Notice Mailed*	Schedule First Inspection by:	If Reinspection needed, schedule by:
January	1-Sep	1-Oct	10 days after first inspection date
February	1-Oct	1-Nov	10 days after first inspection date
March	1-Nov	1-Dec	10 days after first inspection date
April	1-Dec	1-Jan	10 days after first inspection date
May	1-Jan	1-Feb	10 days after first inspection date
June	1-Feb	1-Mar	10 days after first inspection date
July	1-Mar	1-Apr	10 days after first inspection date
August	1-Apr	1-May	10 days after first inspection date
September	1-May	1-Jun	10 days after first inspection date
October	1-Jun	1-Jul	10 days after first inspection date
November	1-Jul	1-Aug	10 days after first inspection date
December	1-Aug	1-Sep	10 days after first inspection date

All inspection rule criteria must be met: see www.kalamazoo.org/rental-housing-inspections for official rental inspection rules.** (see below)

GUARANTEE VOID IF MORE THAN ONE RESINSPECTION IS NECESSARY OR IF OWNER CALLS TO RESCHEDULE FOR ANY REASON**

GUARANTEE WILL BE HONORED IF CITY MUST RESCHEDULE DUE TO UNFORSEEN CIRCUMSTANCES (WEATHER, INSPECTOR ILL, ETC.)

*If owner has not kept address up to date by filing a new rental registration application when address or other info changes, courtesy notice may not be received.

*It is owner's responsibility to know when certificate expires and to schedule regardless of receipt of courtesy notice.

**No exceptions.

** Property owners may still be able to achieve a 40 or 52 month certificate if more than one reinspection is necessary, subject to scheduling availability, but guarantee is VOID.

** Other criteria that must be met include: only RENEWING certificates are eligible; property must have had two consecutive 40 month certificates; no conditions on the certificate; no appearance tickets or enforcement letters during the period of the expiring certificate; and meet specified violation limits.