

Inspection Details and Fees:

What is the fee for a SCEP inspection?

The Systematic Code Enforcement Program fee is \$67.94 per unit per year, for more information please visit: housing.lacity.org

What does this fee cover?

The fee covers an initial inspection and a re-inspection if violations are cited on your property that require repair. This fee also includes a General Manager's Hearing if the property owner does not make timely repairs of cited violations. Fees for additional inspections will be assessed.

When will the inspector show up to inspect my property?

Unless a complaint is received on a property, all property owners will be given 30 days written notice prior to the inspection. For more information, please contact (866) 557-RENT (7368).

How do I comply?

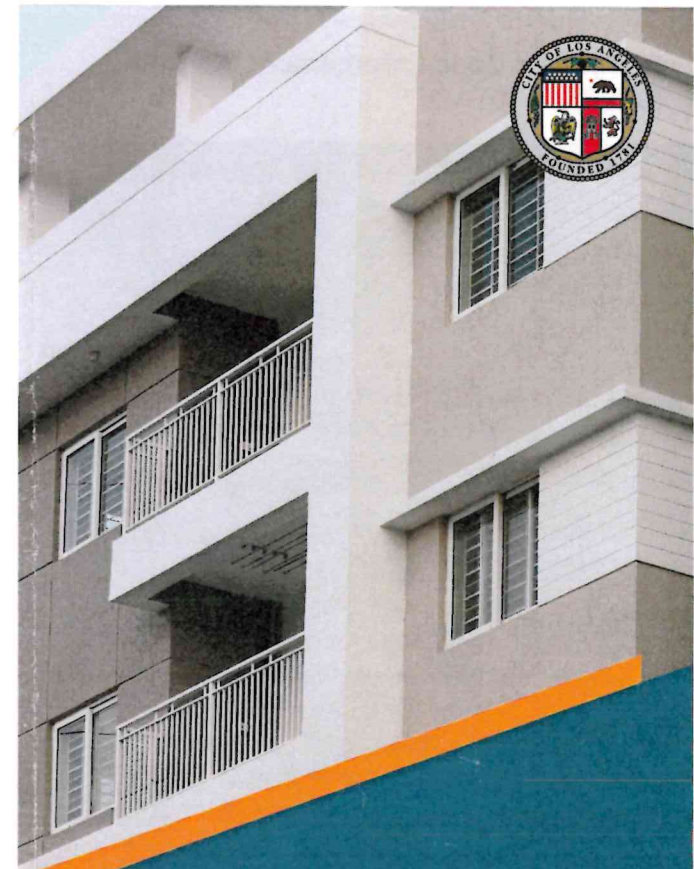
You may obtain compliance by correcting cited violations within the specified timeframe (30 days). Required repairs may involve hiring a licensed contractor to obtain permit (s) and inspection approvals from the Department of Building and Safety.

What is a General Manager's Hearing?


If repairs are not completed within the specified time, the owner will be summoned to an administrative hearing to explain the reason for non-compliance. After the hearing, the owner will be required to pay a fee (plus administrative costs) for all subsequent inspections to determine compliance.


LAHD Field Offices

- Central Regional Office
1910 Sunset Blvd #300 Los Angeles, CA 90026
- North (Valley) Regional Office
6400 Laurel Canyon Blvd #610 North Hollywood, CA 91606
- West Regional Office
1645 S. Corinth Avenue #104 Los Angeles, CA 90025
- South Regional Office
690 W. Knox Street #125 Torrance, CA 90502
- East Regional Office
1910 Sunset Blvd #300 Los Angeles, CA 90026
- LAHD Headquarters
1200 W. 7th Street, 1st Floor Los Angeles, CA 90017



Contact Us

 866-557-RENT (7368)

 housing.lacity.org

LAHD Mission

The Los Angeles Housing Department produces, preserves and protects safe and affordable housing for all Angelenos in all neighborhoods.

SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)

housing.lacity.org

What is the Systematic Code Enforcement Program?

The Los Angeles Housing Department's (LAHD) Systematic Code Enforcement Program (SCEP) is a housing inspection program designed to ensure that all multi-family residential rental housing properties in the City of Los Angeles are safe and habitable through routine habitability inspections.

How does the program work?

Every multi-family, residential rental property in the City of Los Angeles is thoroughly inspected once every four years, and those properties that do not meet Housing Code requirements are cited. LAHD gives property owners a reasonable amount of time to make needed repairs, and a re-inspection is performed to verify that the corrective work has been completed. SCEP Identifies violations within rental properties and encourages compliance. The goal of the program is to ensure that all rental properties are maintained in a safe and habitable condition. Property owners are responsible to ensure that tenants have a safe environment in which to live.

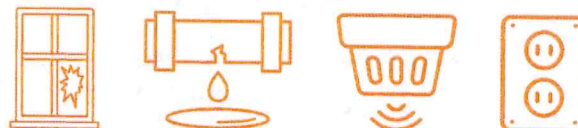
What does this mean to you as a property owner?

Inspectors identify habitability problems and issue a Notice to Comply for any deficiencies noted at the time of inspection. Owners are to ensure that deficiencies are corrected within a timely manner. A follow-up inspection will then be conducted to verify compliance. If deficiencies are not corrected in the specified time, the property may be subject to further enforcement actions, including civil or criminal prosecution.

Items that might need attention

Inspectors will look for conditions which affect habitability, including but not limited to:

- Lack of proper maintenance or sanitary conditions maintained in a building or on its premises, including any nuisance conditions.
- Deteriorated or defective interior walls, ceilings, floors, or floor coverings.
- Deteriorated or defective exterior wall or roof coverings, wood trim or fascia; or lack of weatherproofing.
- Broken or missing windows, window screens or foundation vent screens.
- Lack of quick -release mechanisms on security bars installed over sleeping room windows.
- Defective, missing or improperly installed smoke detectors, carbon monoxide detectors, or other life safety items.
- Lack of required light, ventilation, required minimum floor area, or required ceiling height in a habitable room.
- Defective or missing required light fixtures, electrical outlets, switches, etc., or exposed/unsafe electrical wiring.
- Deteriorated, leaking, missing or improperly installed plumbing faucets, valves, fixtures or other such items.
- Lack of required hot water, water heater strapping, positive vent connections, combustion air, properly installed temperature pressure relief valve, with its drain extended to an approved location.



Does LAHD Conduct any other types of inspections?

Along with SCEP inspections, LAHD also conducts complaint based inspections at properties for which a complaint has been filed.

Visit housing.lacity.org to view the entire SCEP and complaint inspection process, as well as view information regarding other types of inspections conducted by LAHD housing inspectors.

Have additional questions?

Submit inquiries to LAHD
24 hours/7 days a week
through Ask-Housing at:
housing.lacity.org/ask-housing

