

City of Independence Rental Unit Violation Form

Manager's or Landlord's Name: _____ Unit or Complex Name:

Your Name: _____ Your Address:

Your Telephone Number: _____ Your Email Address:

If your rental unit experiences any of the following violations your landlord may be required by law to remedy the problem.

Be sure to report all violations to your landlord, preferably in writing, prior to reporting them to the city. The following are statements that summarize different Independence Municipal Codes (exact codes can be found online at www.ci.independence.or.us). Also, other provisions of the Municipal Code may apply as well as provisions of the Oregon State Statutes. Please note that this form is not a substitute for legal advice. For a complete understanding of your legal rights and responsibilities, please contact an attorney.

Check the box if your residence currently has any of these violations:

Unsafe Structural Conditions?

- Stairs leading to your residence are not safe to walk on. (IMC 15.3.150)
- Stair and balcony railings are not strong and stable. (IMC 15.3.160)
- Floors, balcony, and/or deck are not safe to walk on, broken or deteriorated. (IMC 15.3.150)
- Residence has a ceiling sagging or falling in. (IMC 15.3.190)
- Roof has defects that might admit rain. (IMC 15.3.110)
- Residence does not have adequate roof drainage to prevent dampness in the walls or interior portion of the building. (IMC 15.3.110)

Unkept Grounds?

- The ground is not kept free from any overgrown vegetation that is an obstruction or problem. (IMC 8.4.11)
- There is an accumulation of debris on the sidewalks or other traveled paths. (IMC 8.4.13)
- Trash receptacles are not kept clean and prevented from overflowing. (IMC 8.4.12)

Poor Electrical Conditions?

- Light fixtures, inside and outside, are not in good working order (except cases of burnt out bulbs). (IMC 15.3.270)
- Electrical system is hazardous due to poor maintenance (e.g. electrical wiring is exposed, etc.) (IMC 15.3.270)
- Provided major appliances are not in good working order. (ORS 90.320)

Poor Ventilation Conditions?

- Mold is present in the residence. (IMC 15.3.200)
- Bathrooms do not have adequate ventilation, including a non working fan. (IMC 15.3.170)
- Residence is not free from any lasting dampness. (IMC 15.3.200)

Poor Plumbing Conditions?

- Toilet(s) is/are not in good working condition. (IMC 15.3.250)
- Water heater is not reliable and does not adequately heat water. (IMC 15.3.260)
- Pipes in the residence are not in good condition. (IMC 15.3.250)

Poor Heating Conditions?

- Residence is not able to maintain a temperature of at least 68 degrees in all rooms. (IMC 15.3.260)

Unsafe Security and Safety Conditions?

- Residence does not have at least one present and working smoke detector. (IMC 15.3.310)
- Exterior doors and windows do not lock securely. (IMC 15.3.170 and 15.3.180)
- All exterior glass windowpanes are not free from cracks and/or holes. (IMC 15.3.170)

Infestation Conditions?

- Residence is not free from insects or rodents. (IMC 15.3.210)

Other Problems? (Specify in detail. Use additional paper, if necessary.)

Resident Signature: _____

Today's Date:

This form was created by the Monmouth-Independence Tenants Union (MITU) in coordination with the City of Independence. You may submit this form in person to the Community Service Officer in Independence. The office is at the Police Department at the Civic Center located at 555 South Main Street, Independence. The Community Service Officer may also be reached by phone at 503-838-1214 or 503-837-1217. You are encouraged to make a copy of this form for your own records.