

Housing Resources for Landlords



Landlord/Tenant Relationship – Know your Rights and Responsibilities

The following links to two guides can assist landlords and tenants of residential property in understanding their rights and responsibilities; one published/revised by the Attorney General's (<http://www.ag.idaho.gov/consumerProtection/generalTopics/topicIndexMain.html#housing>) office and a second one provided by Idaho Legal Aid (<http://www.idaholegalaid.org/>). These guides answer frequently asked questions, including, but not excluding:

- Lease Agreements
- Move In/Out Inspections
- Security Deposits
- Changing the lease
- Repair Requests
- Eviction Process
- Special Provisions for Mobile Homes

You should seek the advice of an attorney if you have questions regarding the legality or enforceability of a term of a rental agreement or if you, as a landlord/tenant, are served with legal papers regarding your landlord-tenant relationship. You can obtain the name and phone number of an attorney by contacting the Idaho Lawyer Referral Service at 334-4500 or you can contact the local Idaho Legal Aid office for assistance.

Self-help interactive forms are available for free for certain landlord-tenant issues from Idaho Legal Aid at: <http://www.idaholegalaid.org/SelfHelp/LandlordTenant>. The most common item for landlords is eviction proceedings for failure to pay or violation of a term of the lease. If you have a landlord or tenant issue that Idaho Legal Aid interactive forms do not address, you can print out forms and complete them by hand by visiting the Court Assistance Office (CAO) website at: <http://www.courtselfhelp.idaho.gov/landlord>

Fair Housing

The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status and disability. The Fair Housing Act covers most types of housing including rental housing, home sales, mortgages, and home improvement lending and land use and zoning. To file a complaint contact HUD / Fair Housing and Equal Opportunity Office at Toll-free: 1-800-877-0246 or online at: http://portal.hud.gov/hudportal/HUD?src=/topics/housing_discrimination

There is a great amount of information on the internet for landlords regarding compliance with the Fair Housing Act. Many of these agencies also provide training opportunities. Helpful websites:

- HUD: http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/library
- National Fair Housing Alliance: <http://www.nationalfairhousing.org/Home/tabid/2510/Default.aspx>
- Idaho Fair Housing Forum: <http://fairhousingforum.org/>
- Idaho Legal Aid: <http://www.idaholegalaid.org/>
- Intermountain Fair Housing Council: <http://ifhcidaho.org/>

Reasonable Accommodations/Modifications

One type of disability discrimination prohibited by the Fair Housing Act is the refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. The second type of disability discrimination prohibited is a refusal to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises. HUD and DOJ have developed two technical assistance documents regarding the rights and obligations of persons with disabilities and housing providers relating to reasonable accommodations and modifications. http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/library

For further information and links to community resources, please visit our website at www.cityofnampa.us and follow the links to Community Development Division – under Departments.

Housing Idaho – Rental Search Engine

A FREE search engine: Finding & listing a rental just got easier. Property owners – list your properties for free! The service can be accessed online 24-hours a day and is supported by a toll-free, bilingual call center M-F, 7-6 MST (1-877-428-8844). In addition, the site connects people to other housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and renter rights and responsibilities information. www.housingidaho.com.

Idaho Legal Aid

A nonprofit Idaho law firm with offices throughout the state. They work to seek equal justice for the underprivileged and poor through legal representation, community outreach, and education. They can provide a variety of housing assistance as well as information regarding the fair housing act, housing discrimination and landlord/tenant responsibilities and rights. Visit the Idaho Legal Aid website: <http://www.idaholegalaid.org/>

Rental Agreements

There are a variety of private organizations that may be able to assist in the development of rental agreements. Assistance can be obtained by joining a membership organization, working with an attorney or purchasing rental agreements. Many retail office supply stores provide sample rental agreements for purchase. Inclusion in the list below does not constitute City endorsement. The information below is informational only and the City can not verify the authenticity of the documents. You should seek the advice of an attorney if you have questions regarding the legality or enforceability of a term of a rental agreement. Some organizations include:

- Southwest Idaho Chapter of NARPM: <http://swidaho.narpm.org/>
- FindLegalForms.com: <http://www.findlegalforms.com/forms/spanish-forms/>
- USLegalForms.com: <http://www.uslegalforms.com/id/ID-LTPAC.htm>

Lead-Based Paint

Lead-based paint was heavily used in homes built before 1960, but was phased out of paint in 1978. In Nampa a little under 10,000 homes were built prior to 1978, of which approximately one-half of those being built prior to 1960 (U.S. Census 2005). Most commonly found on windows, trim, doors, railings, columns, porches and exterior walls. Renovation, repair and painting disturb paint can create a lot of dust that may contain lead. Children, particularly younger than six, are most at risk from lead. Through normal hand-to-mouth activities, children may swallow or inhale paint chips or dust from their hands, toys, food, or other objects. A simple blood test can determine if you or your child has lead poisoning. Health effects of lead in children can include behavioral and learning problems (hyperactivity), slowed growth, hearing problems, headaches and damage to the brain and central nervous system.

Community Resource Guide

Moving to Nampa? Starting a Business? Need Social Services? Looking for youth activities, service clubs or recreational opportunities? The Nampa Community Resource Guide may be able to help. The City of Nampa has developed a Community Resource Guide to assist Nampa residents, businesses, and those interested in moving to Nampa in locating common City services and human service.

MISSION

The City of Nampa will deliver inspired and progressive public services to enhance the quality of life for its diverse community by upholding the public trust with integrity, while embracing family values, rich cultural traditions, and community partners.