

Runaway Rentals

An Analysis of Syracuse's Rental Registry



THE PROBLEM



Extremely Low Compliance: 75% of eligible rental properties are **not** registered - more than 8,000 units.



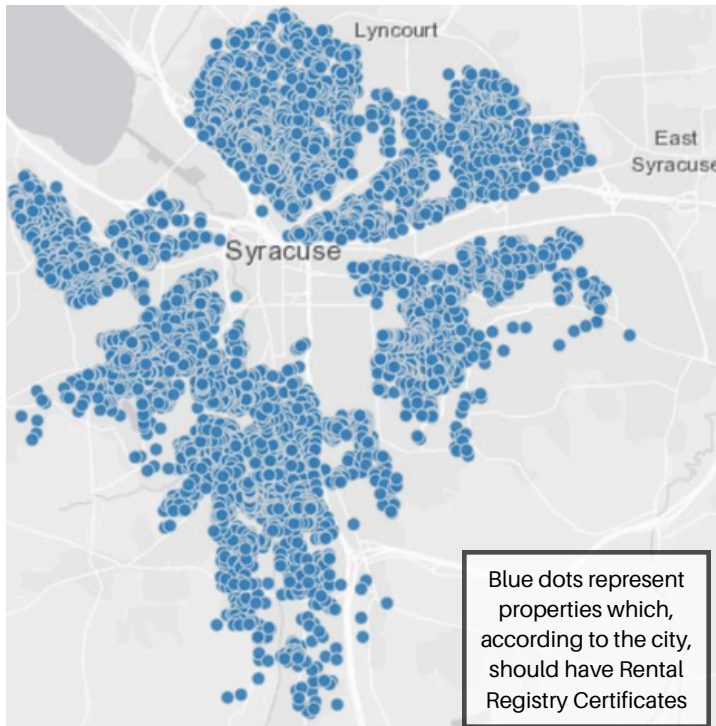
Lost Revenue: Low compliance leads to more than \$200,000/Year lost revenue.



Not Keeping Up: Code enforcement is not citing violators and violations are not being resolved in a timely fashion.



Safety Risks: Without registration and the required 3-year inspections, the City cannot guarantee these homes are safe.



WHAT IS RENTAL REGISTRY AND WHY WE NEED IT

A mandatory registration for all 1- and 2-family rentals in Syracuse. Landlords must register every three years, pass safety inspections, and pay a fee to operate legally.

The Rental Registry keeps tenants safe from hazards and holds landlords accountable for quality of their property.



RECOMMENDATIONS



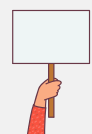
Data Matching: Use water bills and tax records to find "hidden" rentals.



Lead Safety: Require lead testing before any rental certificate is issued.



Higher Fees: Increase Rental Registry to \$250 every three years; raise fines for violators.



Door Placards: Require rentals to display a license on the door, just like businesses.



Public List: Create a "Gold Star" list of landlords who follow the law.