

# WE ARE HERE TO HELP



CHAMPLAIN VALLEY OFFICE  
OF ECONOMIC OPPORTUNITY

Bridging gaps, building futures.

## VERMONT TENANTS

1-802-864-0099

1-800-287-7971

Or on the web at [CVOEO.ORG](http://CVOEO.ORG)



VERMONT  
APARTMENT  
OWNERS  
ASSOCIATION  
LLC

## VERMONT APARTMENT OWNERS SERVICES, LLC\*

1-802-985-2764

1-888-569-7368

Or on the web at [vtlandlord.com](http://vtlandlord.com)

\*Affiliated with Vermont Apartment Owners  
Association, LLC

## ADDITIONAL RESOURCES

### VERMONT LANDLORD / TENANT LAW

<http://legislature.vermont.gov/statutes/>

(Title 9 Chapter 137)

### VERMONT'S RENTAL HOUSING HEALTH CODE

[http://healthvermont.gov/regs/  
Rental\\_Housing\\_Code.pdf](http://healthvermont.gov/regs/Rental_Housing_Code.pdf)

### LISTING OF VERMONT'S TOWN HEALTH OFFICERS

[http://healthvermont.gov/local/tho/tho\\_list.aspx](http://healthvermont.gov/local/tho/tho_list.aspx)

### INFORMATION ON LEAD PAINT

<http://healthvermont.gov/enviro/index.aspx>

### INFORMATION ON FIRE SAFETY

[http://www.firesafety.vermont.gov/resources/  
code\\_sheets](http://www.firesafety.vermont.gov/resources/code_sheets)

PRODUCED BY VERMONT TENANTS,  
VERMONT APARTMENT OWNERS  
SERVICES AND THE VERMONT  
DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT

## YOUR RIGHTS AND RESPONSIBILITIES DURING THE HOUSING INSPECTION PROCESS



INSPECTOR:

\_\_\_\_\_

CONTACT INFO:

\_\_\_\_\_

## A TENANT'S RIGHTS AND RESPONSIBILITIES

- If the name and contact information for your inspector is not on this brochure, ask them for it.
- Tell the inspector you need a copy of the inspection report (make sure they have your mailing address).
- It is NOT the responsibility of your inspector to decide who is "right or wrong" in an inspection situation. Their sole responsibility is to check for Code Violations.
- Inspectors are not trained in landlord tenant law and should not give you advice such as whether you should pay your rent or not.
- Vermont law protects tenants from illegal retaliation for reporting violations to Town Health Officers, Fire Safety Inspectors, and Municipal Code Enforcement Officers.
- Vermont laws covering the legal withholding of rent are very specific. A number of steps must be taken before this can be considered an option.
- TENANTS SHOULD NOT STOP PAYING RENT UNTIL THEY HAVE COMPLETED ALL STEPS! For more information call Vermont Tenants or visit their website at [cvoeo.org](http://cvoeo.org).

## RENTING IS A TWO WAY STREET

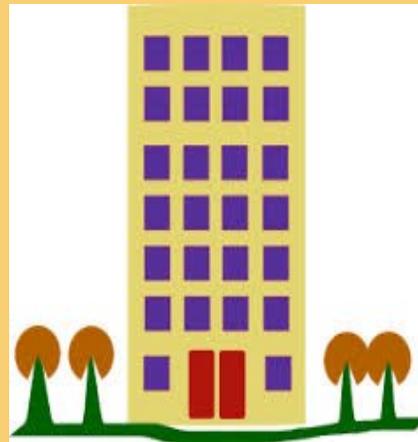
The landlord - tenant relationship is subject to the Rental Housing Health Code, statutes and local code (if applicable).

The Rental Housing Health Code is a state-wide minimum housing code.

The Town Health Officer will only be inspecting for Rental Housing Health Code. If you think a Fire Safety Inspection is also needed, ask your Health Officer to connect you with your local Fire Inspector.

Both landlords and tenants can be held accountable for causing or allowing violations to exist.

Town Health Officers are a great resource for BOTH parties!



## A LANDLORD'S RIGHTS AND RESPONSIBILITIES

- If the name and contact information for your inspector is not on this brochure, ask them for it.
- The inspector will need to send you a written notice of the inspection results. Be sure they have your mailing address.
- It is NOT the responsibility of your inspector to decide who is "right or wrong" in an inspection situation. Their sole responsibility is to check for Code Violations.
- Inspectors are not trained in landlord/tenant law and should not give you advice such as whether or not you should terminate your tenant's occupancy.
- You are responsible for making any required repairs even if your tenants are not paying you the rent.
- If you have questions about cited issues, you can discuss it with the inspector.
- Sending a tenant an eviction notice for anything other than non-payment of rent after an inspection occurs may be considered retaliatory.