

Certificate of Habitability Inspection Fees

Initial Inspection	\$50.00
First re-inspection	Free
Additional re-inspection	\$50.00

Penalties for Non compliance

First offense	\$50.00
Second offense	\$150.00
Third offense	\$300.00
Subsequent offense	\$300/day
Chronic offender	Court action

Exemption

A dwelling unit that is occupied by its owner is exempt from obtaining a Certificate of Habitability. If a dwelling unit is owned by a trust or LLC then it must be inspected.

For more information on exemptions, please contact ISD.



CONTACT

If you have any questions,

call us at
617-466-4132

email us at coh@chelseama.gov,

or visit us at:
Inspectional Services Department
Chelsea City Hall
Room 201

Building Hours:
Monday, Wednesday, Thursday:
8am to 4pm
Tuesday: 8am to 7pm
Friday: 8am to noon

This program is funded by the City of Chelsea and U.S. Dept. of HUD, with federal Community Development Block Grant (CDBG) funds administered by MA DHCD.



Updated August 2016

The 5 year Certificate of Habitability Rental Housing Inspection Initiative

City of Chelsea



City Manager
Thomas G. Ambrosino
617-466-4100

Inspectional Services Department
Mike McAteer, Director
617-466-4130

An important message to Chelsea homeowners

The program

In 2014, the Chelsea City Council amended an existing ordinance which calls for landlords of rental units in the City to:

- 1) have their units inspected
- 2) secure a **Certificate of Habitability** (CoH), prior to re-occupying the unit with new tenants.

The amended ordinance requires that all rental units in the City be inspected once every five years and whenever there is a change in tenants. The only exception is for units occupied by the owner(s) of the property.

Once inspected, if the unit passes, ISD will issue the CoH. After that, a new CoH will not be required until a change in tenancy or 5 years.

The purpose of this ordinance is to ensure that rental units in the City comply with the minimum standards called for in Chapter II of the State Sanitary Code. This code intends to protect the health, safety and well-being of the occupants of housing by ensuring that it is in habitable condition. In Chelsea, ISD must enforce these basic requirements of Massachusetts General Laws.

The locations

The ordinance is in effect City-wide. It is the property owner's responsibility to contact ISD to obtain a CoH for rental units.

The City's initial targeted mailings about the amended CoH ordinance were sent to owners in the Shurtleff-Bellingham neighborhood. Mailings have since expanded to the Addison-Orange neighborhood, and will continue to other residential neighborhoods as well.

If you receive a mailing from the City, please contact ISD to schedule an appointment to obtain your Certificate of Habitability.



“Protecting the health, safety, and welfare of Chelsea’s residents is a top priority... Proactive code enforcement is one means to effect positive change and ensure the minimum standards in the City’s largely rental housing stock...”

Thomas G. Ambrosino, Chelsea City Manager

The context

The 2014 amendment was necessary because not all units were being inspected despite high turnover rates. As a result of the City's Targeted Enforcement activities, it was found that many properties, in the poorest condition and with the most serious health and safety issues, had not been inspected and did not have current CoHs.

Program Goals

- Educate owners and tenants on state and local housing codes
- Provide owners with inspection report on code compliance of their rental units
- Ensure rental units meet minimum housing code requirements
- Improve the quality of residential units in Chelsea
- Increase neighborhood stability and improves the quality of life for neighborhood residents