

THE REVITALIZE OUR COMMUNITIES COMMITTEE (ROCC)

The mission of the ROCC is to identify best practices and disseminate information to individuals and organizations to maintain or improve communities. The ROCC offers several tools to improve your neighborhood, including:

- Be the Good Neighbor Guide
- Empowering Neighborhoods Forum
- Home Modernization Guide
- Neighborhood Watch Information
- The Path Forward – Sustaining Chesterfield County's Older Communities
- Community Revitalization Toolkit
- Tax Exemptions for Rehabilitation of Residential Properties

ROCC meets the first Thursday of every month at 9 a.m. at the Chesterfield County Airport, Conference Room B, 7511 Airfield Drive, Chesterfield, Virginia 23237.

Please check the Calendar of Events on chesterfield.gov for updated meeting information and changes.



Chesterfield County ROCC • c/o Community Enhancement
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Providing a **FIRST CHOICE** community
through excellence in public service

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BE THE GOOD LANDLORD/TENANT



BE THE THE Tenant Landlord/ Good

Good Landlords Attract Good Tenants and Make Great Neighborhoods

We all have different expectations of residences, but actively being a good landlord helps to make Chesterfield neighborhoods great places to live and attracts good tenants. The appearance of the property can positively or negatively affect the relationship between landlords and tenants, property values and the quality of your neighborhood. These simple guidelines will positively affect the landlord/tenant relationship.

Landlords and tenants who successfully complete the stages of the rental journey together will result in better neighborhoods and an enhanced community!



USEFUL RESOURCES

Know Your Rights, Protect Your Property
There are three laws that govern housing in Virginia:

- VA Residential Landlord and Tenant Act
- Manufactured Home Lot Rental Act
- Fair Housing Act

These laws define the rules, regulations and responsibilities of both landlord and tenant. For links to these laws as well as additional information and resources, visit the Revitalize Our Communities Committee (ROCC) website available at: chesterfieldcommunities.com.

The Rental Journey



Stage 1: Rental Knowledge

Before entering into a rental agreement, remember:

- Landlords: A landlord can limit the number of occupants for health and safety or legitimate business reasons
- All: The Federal Fair Housing Act prohibits discrimination on the basis of race, color, religion, national origin, gender, age, familial status (having children), and physical or mental disability (including alcoholism and past drug addiction)
- Tenants: Occupying the same premises for more than 90 consecutive days grants rights

Stage 2: The Inspection

Thoroughly check the visual and operational condition of the property:

- All: Make sure locks have been changed following previous occupancy
- Landlords: Property must be in habitable condition before lease is signed
- Tenants: Take multiple pictures of the condition of the property for both landlord and tenant files

Stage 3: The Lease

A written lease is crucial:

- All: Read, understand and sign the lease
- Landlords: Security deposits may not exceed two months' rent
- Tenants: Obtain a copy of the lease and file in a safe place

Stage 4: The Occupancy

Make the rental enjoyable for all by clarifying Landlord and Tenant responsibilities:

- All: Be respectful of neighbors' property by considering noise and pets
- Landlords: Provide rules or covenants of home owner's associations (HOA's) and civic associations
- Landlords: Determine and clearly indicate who is responsible for:
 - Maintenance of filters, smoke detectors, appliances, etc.
 - Trash removal and yard maintenance, including common areas
- Tenants: Pay rent on time
- Tenants: Promptly report any problems or damages

Stage 5: The Move Out

Exit with confidence:

- All: Property should be in the same condition at move out as it was at move in
- Landlords: Security deposits must be returned within 45 days of move out
- Tenants: Provide a forwarding address for the return of any security deposits

It's Important to:

Invest in Rental Insurance

- Personal property is only insured by purchasing rental insurance!



Communicate in Writing

- Gather contact information for landlord/tenant and representatives
- Agreed-upon terms of landlord's access
- Copy of written property inspection (within five days of moving in/out)

A pleasant and successful rental journey is achieved with good communication, mutual respect and a written lease.