

Available Resources

Legal Aid of NC
1 (866) 219-5262

Rowan Helping Ministries
(704) 637-6838

Salisbury / Rowan Community Action Agency
(704) 633-0003

City of Salisbury Police Department
(704) 638-5333

Rowan County Sheriff's Office
Civil Division
(704) 216-8700

For questions, feel free to contact the
City of Salisbury Code Enforcement Division:
(704) 216-7559

Fax: (704) 797-4046

E-mail: codeservices@salisburync.gov

For more details: www.salisburync.gov/HAC

Code Enforcement Division
P.O. Box 479
Salisbury, NC 28145

(Revised 10/3/13)



What makes a good landlord?

- Provides a safe and clean place for renters.
- Establishes good communication with the tenant.
- Knows the minimum standards of living that are part of the City's ordinances.
- Keeps a healthy balance of regular property inspections and respects the privacy of tenant(s).
- Reports any illegal activity to the police.



The Role of a Landlord

Provided by:

Salisbury Housing
Advocacy Commission



Landlords play an important role in property compliance.

Maintaining your property

In order to ensure that your property does not fall below the minimum standards of living and also doesn't become a money pit for repairs, it is important to do regular inspections of your property. This should be done, however, while respecting the privacy of the tenant(s).

You should give the tenant enough time prior to doing an inspection to allow them the opportunity to be present. The inspections should be at reasonable times of the day and week.

Money Issues

- Always give receipts to your tenants and keep a record for yourself.
- Have a reserve fund in place for emergency repairs or other unexpected occurrences.
- Keep tenant's deposit in a separate account.

The landlord should give notice prior to entering the property in order to respect the privacy of the tenant(s).



Things to do in between tenants:

- Check property for items that need to be repaired.
- Ask yourself, "Does this property meet the minimum standards of living as established by the city's ordinances?"
- Inspect property for pest issues and consider extermination before moving a new renter into the dwelling.
- Check all mechanical and electrical equipment to make sure it is in good working condition.
- Call the utility companies to make sure there are no unpaid bills that may cause issues for a new tenant to have them put in their name.

Landlord safety tips

- Do not carry a lot of cash with you.
- Do not go to the property by yourself
- Meet with prospective tenants in a mutual location such as your office.
- Screen prospective tenants using background checks and credit checks.
- Get references from past landlords for prospective tenants.



The relationship between tenant and landlord should be one of **good communication.**