

Tenant Guide to Self-Certification Program



What is Self-Certification?

Owners of rental property governed by the Residential Rental Property Regulations shall self-inspect and certify their rental properties annually. Inspections may be conducted by the owner or their local agent and will confirm that the property is in compliance with state and local codes designed to ensure safe, healthy and appropriately managed dwelling units and rental properties.

Why is Self-Certification necessary?

The Town of Amherst Inspection Services is available to respond and assist whenever a tenant has a concern regarding the condition or management of the property they reside on, however, the Town of Amherst does not conduct regular or pre-occupancy inspection of rental properties. A self-certification allows the town and the tenant to know that the property has been attested to be in conformance with all applicable state and local laws and regulations.

Other things to know about Self-Certification:

- Completed annually in order to receive a rental permit from the Town of Amherst
- Long-term tenancies may qualify for Self-Certification on a 3 year cycle
- May be conducted by the owner or local agent at any time during the year as agreed upon by the tenant or during a vacancy
- Access denied in writing by the tenant will not penalize the owner
- Includes both the dwelling unit and the yard

Filing a complaint: if a tenant feels the Self-Certification is inaccurate, or that there may be a violation at the property, a complaint can be filed with Inspection Services by phone, email, on-line or in person.

- Rental permit and parking plan for your residence
- Past complaints and violations
- Emergency contact information for your landlord
- News and announcements
- Bylaws and regulations

Visit us on-line at

www.amherstma.gov/rp to access:



Additional Resources - View a Massachusetts consumer guide to tenant rights and responsibilities at:

<http://www.mass.gov/ocabr/consumer-rights-and-resources/housing/tenant-and-landlord/>