

Summary of the standards set forth in the Onslow County Minimum Housing Ordinance*:

Structural

- Foundation, walls, floors, roofs, stairs and porches should be maintained in a safe condition.

Plumbing Systems

- Water supply and wastewater disposal must be provided.
- Fixtures must be in operable condition
- Hot water in kitchen and bath

Heating Systems

- Heating system must be provided
- Portable heaters can't be only source

Electrical Systems

- Wiring and fixtures must be provided in a safe condition
- Operable smoke alarms required

Ventilation

- Unless mechanical ventilation is provided, every habitable room must have an operable window

Window Screens

- When air conditioning is not provided, outside door openings shall have a screen door and every window opening shall have screens

Infestation

- Rodent and insect proof conditions must be maintained by owner

Receptacles/Containers

- A container with a lid is required

Room Sizes

- Minimum sizes must be the size required at the time of construction.

**This is not a complete list of standards.*

Onslow County Minimum Housing

- Ensures that rental properties are maintained in a safe, habitable condition by contacting the owner/landlord to make repairs required by ordinance.
- The existence of mold is not a violation; however, a leak could be a violation.
- The County cannot interfere with eviction processes or mediate disputes between the landlord and tenant.
- Tenants are NOT authorized to withhold rent payments because of a minimum housing complaint or violation.

Planning & Development Department

Land Use Division
234 Northwest Corridor Boulevard
Jacksonville, NC 28540
910-455-3661 ext. 3
910-989-3196 (fax)

Resource Information

NC Department of Justice/Consumer Protection
www.jus.state.nc.us/cp/tenant.htm
(877) 566-7226

North Carolina Real Estate Commission
www.ncrec.state.nc.us
(919) 875-3700

Legal Aide of North Carolina
(800) 672-9304

Coastal Community Action
(866) 210-1630

USDA Rural Development
(910) 526-9799

Section 8-Eastern Carolina Human Services Agency
(910) 347-2151

Onslow County Environmental Health
(910) 938-5851

Onslow County Planning & Development Department



Onslow County Minimum Housing: A Guide for Tenants

As a tenant, what are my responsibilities?

- ◆ Obtain the schedule and contact information for trash/recycling pickup and determine cost for this service.
- ◆ Keep all food containers closed to avoid infestation of pests or rodents.
- ◆ Avoid parking on the front lawn and septic system.
- ◆ Keep the grass cut and bushes trimmed.*
- ◆ Avoid storing indoor furniture and appliances outside the home.
- ◆ Keep sidewalks clear.
- ◆ Replace smoke detector batteries and air filters as necessary.*
- ◆ Do not store trash cans in the front yard in between pick up times.
- ◆ To avoid mildew in the bathrooms, it is a good practice to run the bathroom fan for 30 minutes or more after a shower or hot bath.



*Unless rental agreement specifies otherwise.

What are the qualities of a good tenant?

- ◆ Make sure you understand your lease and always keep a signed copy.
- ◆ Communicate clearly with the landlord.
- ◆ Pay rent on time.
- ◆ Be considerate of neighbors.
- ◆ Maintain the property in sanitary manner.
- ◆ Be mindful of County ordinances.
- ◆ Follow safety guidelines.
- ◆ If something breaks in the home, contacts the landlord ASAP.
- ◆ Report water leaks immediately.
- ◆ Report electrical problems immediately.

Who is the tenant?

Who is the landlord?

A tenant is a person who occupies a rental space and agrees to pay rent for the living space. The landlord is an individual who owns and/or manages the living space and rents said living space to a tenant. The tenant and the landlord form a business relationship.

Do I need rental insurance?

Obtaining rental insurance is a good idea. Rental insurance will cover personal items that are lost or damaged in a fire or other event. The landlord's insurance only covers the structure and not the contents owned by the tenant.



What questions should I ask the landlord?

- ◆ Will you provide a move-in checklist?
- ◆ Are appliances included with the rent fees?
- ◆ Who is responsible for yard maintenance?
- ◆ Who pays for utilities (water, electric, sewer)?
- ◆ Is trash pickup included in rent or do I need to contract with a company for that service?
- ◆ What do I do if something breaks?
- ◆ Who do I contact if there is a problem with the property?
- ◆ Can I paint the walls or put up wallpaper?
- ◆ What is the parking availability?
- ◆ Is there a septic system? If so, where is it located?
- ◆ How often are property inspections made?
- ◆ What company should I use for pest extermination?