

Bahia Property Management Maintenance Standards

In accordance with Bahia Property Management standards, as well as Florida Statutes Chapter 83, Section 83.51, as a landlord, you have the following obligations to maintain the premises in good repair:

1. All requests for maintenance or repair must be promptly addressed within 24 hours of receiving notice from the tenant or our field agents.
2. All repairs and maintenance work must be completed in a professional and workmanlike manner, using only qualified and licensed contractors or service providers.
3. The property owner must ensure that all systems and appliances in the rental property are in good working order, that all mechanical components are working as designed, and that routine maintenance is performed as necessary to prevent breakdowns and extend the life of the equipment.
4. The property owner must provide adequate heating, cooling, and ventilation in the rental property to maintain a comfortable living environment for the tenants.
5. The property owner must ensure that all common areas, such as hallways, stairways, and parking areas, are kept clean, safe, and free of hazards.
6. The property owner must comply with all applicable building codes, zoning ordinances, and other laws and regulations related to property maintenance, repair, and safety.
7. The property owner must comply with all fair housing laws and regulations, including providing reasonable accommodation for tenants with disabilities and ensuring that the property is free from discrimination.
8. The property owner must maintain appropriate insurance coverage to protect against property damage, liability, and other risks associated with owning rental property.

As such, and to ensure compliance with both internal and state rental housing regulations, each property must satisfy the following criteria before being advertised as “rent ready.”

Maintenance Requirements:

1. Property must be professionally cleaned, including full carpet cleaning when applicable.
2. Painted surfaces must not display any areas with mismatched paint or apparent touch-ups.
3. The rental unit must be free of any personal belongings or items belonging to the homeowner unless the property is advertised as fully furnished. This includes but is not limited to furniture, decorations, toiletries, kitchenware, and any other personal items.
4. The exterior of the property must be kept free from any debris.
5. The lawn must be well-maintained and in good condition.
6. All smoke and carbon monoxide detectors must be kept operational at all times.
7. All light bulbs within the property must be in good working order prior to the commencement of the tenancy.
8. It is expected that all doors within the premises will operate smoothly and effectively, without any impediments or malfunctions that may hinder their proper function.
9. Screens must be installed in a reasonable condition at the commencement of the tenancy.
10. All systems, appliances, and mechanical components in the rental property must be working as designed.

We take the responsibility of maintaining your properties seriously, and we expect the same level of commitment from our property owner clients. If you have any questions or concerns about the maintenance standards required by law or our company, please do not hesitate to contact us.