

## Agreement / Contract

Many new homeowners are so excited to move into their new place that they neglect to fully understand the lease agreement.



To protect yourself from unexpected charges when you move out, it's best to perform a walk through inspection with your realtor/landlord before moving into the home to include a check-off sheet or list of any damages, missing items, or deficiencies. You may even want to take pictures to photo document any preexisting conditions.



All systems (electrical, heating/air, plumbing) should be in proper working order at all times.

The owner must maintain the structure but may or may not maintain the exterior property. Be sure you check to see if you are expected to cut the lawn and shrubbery.



Complaints must be submitted to the landlord in writing via certified mail with given deadline. Keep a copy. Call Code Enforcement if no reply.



City of Hinesville  
Inspections Department

115 East M. L. King, Jr. Drive  
Hinesville, GA 31313

Phone: 912-876-4147

Fax: 912-876-4770

To view the ordinance in its entirety, go to

[www.cityofhinesville.org](http://www.cityofhinesville.org)

City of Hinesville



## Tenants' Rights



[www.cityofhinesville.org](http://www.cityofhinesville.org)

# Tenants' Rights

## KNOW YOUR RIGHTS

You sign a lease agreement in good faith and you have the right to live in a safe and maintained home.

The structure must have proper ventilation, illumination, plumbing, heating, water heater, and insect screens.

## GENERAL INFORMATION

Every common hall and stairway in residential occupancies, other than in one or two family dwellings, shall be lighted at all times.

Check for working smoke alarms. If you have a gas furnace, fireplace or appliances be sure to check for an operating carbon monoxide detector.

All exterior walls shall be free from holes, loose or rotting material and maintained weatherproof.

All accessory structures, including sheds & fences, shall be maintained, structurally sound, and in good repair.

Address numbers must be posted on buildings visible from the street no less than 4 inches high on contrasting background.

Yard trimmings and leaves must be piled neatly at edge of pavement for pickup not in or near ditches obstructing drainage.

## YOUR RESPONSIBILITIES



You, as the tenant/occupant, are responsible for keeping the unit in a clean, sanitary and safe condition inside and out.

The occupant is responsible for extermination to keep the premises free from insect and rodent infestation.



It shall be unlawful for any owner or occupant to create a nuisance or to allow a nuisance to remain on his/her property. This includes garbage, uncut grass or weeds, stagnant water, filth, anything having an offensive odor, anything causing injury or may become a health hazard or fire hazard.

## PETS

It shall be unlawful to keep or maintain more than five (5) domestic animals on residential property.



It shall be unlawful to create an unsanitary or obnoxious condition or to become noisy, offensive or a nuisance.

Tethering is prohibited unless on runner. Dog leash is required off premises.

The criteria and definitions are contained in the City of Hinesville Code of Ordinances.

## COMMON VIOLATIONS

No parking on lawn in front yards.

Inoperable vehicles must be repaired within 72 hours or screened from public view.

No shrub or fence higher than 2 1/2 feet obstructing view from entrance onto a public street or at intersections.

Grass between the property line and street must be mowed and litter free.

The City of Hinesville has adopted the *International Property Maintenance Code* to meet the need to govern and regulate specific property maintenance requirements.



Local code officials have the authority to condemn a structure if found to be unsafe, unfit for human occupancy, or unlawful as specified in Section 108 of the *International Property Maintenance Code*.

To view the City Ordinances in their entirety, go to [www.cityofhinesville.org](http://www.cityofhinesville.org) or [www.municode.com](http://www.municode.com).

