

Long Term Rental Compliance & Intelligence



deckard
technologies
RENTALSCOPE - LTR

A complete solution for local governments to identify, register, and monitor long-term rental properties; driving compliance through data, not guesswork.

44M+

Long-Term Rental Units Across the U.S.

32%

Of the us population are long term renters

56%

Of renters live in apartments

41

Median age of us adult renters

MARKET OVERVIEW

A \$1.5 Trillion Rental Market with a Visibility Problem

The U.S. long-term rental market comprises over 14 million single-family and 30 million multi-family units. Yet, most local governments lack basic data on these properties. With rents rising 49% over the past decade, cities face mounting pressure to understand their housing stock.

Without a reliable registry, jurisdictions often rely on incomplete spreadsheets, complaint-driven enforcement, or self-reported data. This leaves local governments without a clear picture of where rentals operate or who owns them.

THE PROBLEM

Why Cities & Counties Struggle Without a Registry



No Visibility into the Rental Market

Most jurisdictions rely on manual spreadsheets or honor systems. There is no reliable count of how many rentals exist, where they are, or who owns them.



Lost Licensing Revenue

Unregistered rentals mean uncollected fees, misclassified properties, and unreported rental conversions leaving significant revenue on the table.



No Data for Policy Decisions

Without accurate rental data, cities cannot forecast housing needs, design rent stabilization programs, or allocate enforcement resources effectively.



Can't Reach Property Owners

Owners are absentee or out-of-state. Jurisdictions have no reliable contact information for outreach, tenant rights communication, or notifications.

SCALING IMPACT TODAY AND TOMMOROW

Registration System - Key Features

V1 • Available Now

Replaces manual spreadsheets with a modern, government-grade compliance portal. Constituents self-register while staff manage everything in one place.

- ✓ Quick-switch between short and long-term rental views
- ✓ Interactive map of all active LTR licenses
- ✓ Property panel with license, contact & document details
- ✓ Searchable, filterable, downloadable license list
- ✓ Online constituent registration & license management

Automated Compliance Identification

Available H2 2026

Forensic AI-powered scraping of rental listing data to proactively identify unregistered properties and non-compliant landlords — before a complaint is ever filed.

- ✓ Automated discovery of unregistered LTR listings
- ✓ Cross-reference listing data with permit records
- ✓ Targeted outreach & letter campaigns to non-compliant owners
- ✓ Real-time housing market intelligence dashboard

Ready to Bring Your Long Term Rental Market Into Focus?

REQUEST A DEMO

at deckard.com

Product & Value Proposition

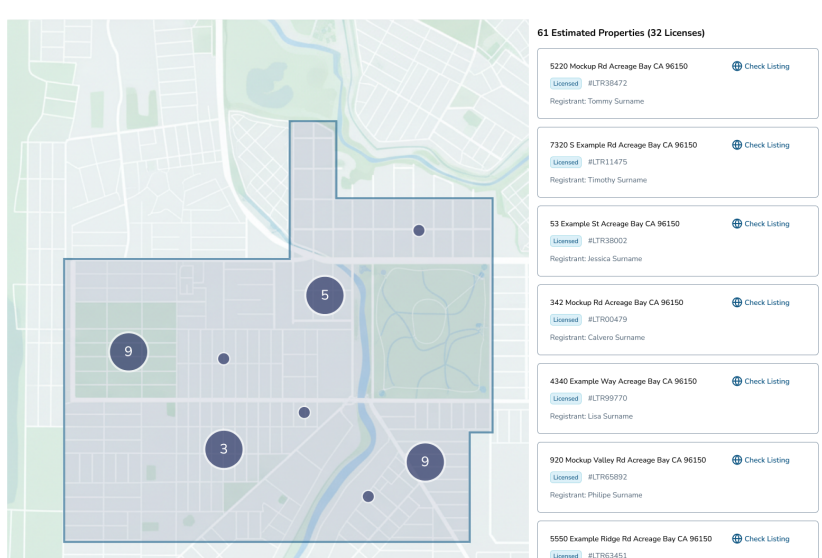
FROM PASSIVE DATA TO PROACTIVE OVERSIGHT

Deckard delivers a complete long-term rental compliance and market intelligence solution for city and county governments.

Unlike competitors who offer passive portals, **we drive registration through active identification and outreach campaigns** — surfacing unregistered properties and bringing them into compliance. Jurisdictions gain the tools they need to regulate rentals, protect tenants, safeguard neighborhood quality of life, and build housing policy on real data.

Platform visibility

Real-time view of rental licenses, ownership data, and compliance activity across the jurisdiction.



WHO WE SERVE

Rentalscape is purpose-built for city and county governments of all sizes — from fast-growing mid-size municipalities to large urban jurisdictions managing tens of thousands of rental units.

Municipal Governments

Cities seeking to register, license, and enforce rental compliance across all property types within city limits.

County Governments

Counties overseeing unincorporated areas and rural rentals where enforcement resources are limited and data gaps are widest.

Housing & Planning Departments

Staff who need real-time rental market data to inform zoning, affordability policy, and housing needs assessments.

Code Enforcement Offices

Inspectors and compliance teams moving from reactive complaint response to proactive, data-driven enforcement.

CLOSING THE OVERSIGHT GAP

BETTER DATA

"We don't know how many rentals are operating in our jurisdiction."

Most cities and counties are flying blind — relying on outdated spreadsheets or self-reported data. Rentalscape gives your team a single, comprehensive view of every long-term rental in your jurisdiction, consolidated from multiple sources and validated against real property records.

LOW REGISTRATION

"Getting landlords to register is like pulling teeth."

Increasing registration requires more than just a sleek tech system; it requires a strategy that identifies landlords and educates them on their responsibilities. We combine automated property discovery with targeted letter campaigns to drive participation, ensuring high compliance through direct engagement rather than increased administrative effort.

Ready to bring your long term rental market into focus?

Join the growing number of city and county governments using Rentalscape to register, track, and enforce long-term rental compliance — and turn housing data into housing policy. Contact us to schedule a demo or speak with us to help you think through the regulatory framework and the ordinance language required to make it operational.

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