



City of Mesquite

Hotel/Motel Inspection Guide

The City of Mesquite strives to attract individuals, families, and businesses to visit our City. Availability of clean and safe lodging accommodations is an integral part of attracting new and repeat visitors. The City of Mesquite has created this guide to partner with hoteliers to ensure Mesquite's lodging opportunities protect guest health, safety, and welfare and promote a positive experience in our community.

Tiered Approach to Hotel Inspections

Hotels and motels will be inspected at a frequency based on performance in previous inspections. Hotels will be categorized as "High Compliance Hotel/Motel" or "Low Compliance Hotel/Motel".

High Compliance Hotel/Motel

Current on Certificate of Occupancy, Hotel Occupancy Tax payments, property taxes, have addressed all City related liens, and licensing requirements.

Once annual inspections which will include 100% exterior and up to 10% of vacant rooms twice a year to ensure that rooms meet minimum standards.

Low Compliance Hotel/Motel

Inspect 100% of vacant rooms to ensure compliance.

Inspections may occur as often as once a month (follow-up inspections can be done as needed) to ensure compliance.

Inspection Logistics

Interior Inspections will occur after checkout time, generally after 11:00 AM.

Exterior inspections can occur throughout the day.

No inspections of occupied rooms unless for emergency situations or investigating active complaint and rooms that have been continuously occupied by the same guest for more than 15 days for transient hotels R-1 and 30 days for non-transient hotels R-2.

Effect of Inspections

- Failure of an inspection of common areas and exterior non-compliance will not result in room closures except in circumstances that may directly affect the health or safety of occupants.
- Where guest rooms do not comply with the following and other similar issues, the violation will be noted with an expectation that the problem be resolved. However, no further enforcement action will be taken.
 - Dust in room
 - Debris around furniture
 - Vacuuming along baseboards
 - Scratches, small dents, and other similar minor damage to furniture
 - Scrapes, scratches, and minor paint chipping on ceilings and walls
- A room may be closed and/or citations written for any of the following reasons
 - Smoke alarms not working
 - Inoperable or malfunctioning smoke detector, fire suppression system, or fire alarm system
 - Plumbing leaks
 - HVAC not maintaining temperature
 - Mold/Mildew on walls, ceilings, or any other location
 - Major damage to furniture, missing parts and/or not functional
 - Mattress Condition/Cleanliness
 - Mattresses should be free of stains that cannot be removed (i.e. blood), holes and rips in excess of normal wear
 - No hot water
 - Infestation of ectoparasites, insects, rodents, and other vermin
 - Major damage to walls and ceiling
 - To include repairs to holes and/or cracks
 - Damaged flooring that may cause a hazard
 - Doors and windows not properly secured or broken
 - Broken or inoperable door locks
 - Broken mirrors
 - Exposed wiring
 - Missing outlet covers

Time for compliance

- If an item can be repaired or corrected while the inspection is on-going, that item can be re-inspected while the Inspector is still on site. (example: replacing smoke detectors)
- Time allowed to make repairs may vary depending upon the nature of the violation
- When a delay in compliance is the result of a delay in receiving materials or parts, inform the Inspector of the delay and provide an estimated time of arrival. Inspector should be kept up to date.
- Staff will work with hoteliers to adjust compliance dates if it is within a reasonable time