



Agenda Item Summary

File #: 23-00458

Agenda Date: 9/12/2023

Agenda Item Name:

Public Hearing to Consider an Ordinance to Repeal Residential Rental Unit Permit Program

Presenter:

Greta Moreau, Lead Code Officer, Code Administration, 352-374-5238

Description:

This is a public hearing to consider an ordinance to amend Chapter 65 of the Alachua County Code, to repeal the Residential Rental Unit Permits program, reserve Chapter 65 for future use, and remove the permit fee.

Recommended Action:

Hold a public hearing and approve the proposed ordinance.

Prior Board Motions:

On September 13, 2022:

Commissioner Cornell moved to approve the ordinance creating a rental permitting program to include enforcing the Housing and Maintenance Code standards for the first three years and requiring the energy efficiency standards be met by October 2026 with the addition of requiring the cleaning of the AC coils.

The motion carried 4-1.

Commissioner Cornell moved the following: 1. To direct staff to review the potential of the Rental Ordinance to include facilities that are greater than 4 units. 2. Staff to look at the idea for the mediation of rental deposits similar to the wage recovery process and bring recommendations back to the Board of County Commission (Board). Including examples from other jurisdictions.

The motion carried 4-1.

On August 1, 2023:

Commissioner Alford moved the following:

1. To suspend the Renters Bill of Rights Ordinance and the Fees associated with it. To look at how neighboring counties manage this legislation for ways to protect the citizens. Direct staff to repeal

the Renters Bill of Rights Ordinance as it is not enforceable per State Statute.

2. Direct staff to think about building and Maintenance codes for opportunities to work the Renters Bill of Rights Ordinance protections into them. Staff is to explore creative solutions to protect renter's rights and energy efficiency standards where possible.

The Motion Carried 4-0.

Fiscal Note:

Cost associated with publishing the public hearing will be covered in account 008.65.6510.

Strategic Guide:

Environment

Background:

On September 13, 2022, the Board of County Commissioners (“Board”) adopted Ordinance 2022-15 for the purpose of eliminating substandard residential rental units by creating a permit and inspection program that required regulated residential rental units in unincorporated Alachua County to meet certain minimum energy efficiency and living standards. Effective July 1, 2023, the State of Florida adopted CS/HB 1417 adding a new Section 83.425 to Florida Statutes which preempted the regulation of residential tenancies, the landlord-tenant relationship, and all other matters under that part to the State. The Board discussed impacts of the new Florida law at its meeting held on August 1, 2023, and suspended collection of new application and fees. If this ordinance is approved, Chapter 65 of the Alachua County Code would be amended and reserved for future use.