



Alternative Ideas to Ensuring Minimum Housing and Energy Efficiency Standards in the County's Housing Supply



Adopted Alachua County Code and Ordinances

- Chapter 332. Standard Housing and Maintenance Code
 - Adopted the International Property Maintenance Code in part
 - Chapter 10 and 24 for enforcement
- Florida Building Code
- Fair Housing Ordinance



County Programs Rental Units

- Alachua County Energy Efficiency Program (ACEEP)
 - allocates up to \$15,000 per rental unit for eligible rental property owners for energy efficiency and weatherization (this program uses Revenue Recovery)
 - Must keep rent affordable for 3 to 7 years based on funding amount
 - Tenant Legal Helpline – Florida Legal Services
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County Programs Owner-Occupied

- Purchase Assistance with or without Rehab
 - down-payment, closing costs, and eligible repairs for the purchase of an existing home.
 - House must meet the state building standards as described in Chapter 553 of the Florida statutes.
 - SHIP Funds may also be used to assist buying mobile homes or manufactured housing constructed in or after 2010.)
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County Programs Owner-Occupied

- Owner Occupied Rehabilitation
 - Funds will be awarded to repair owner-occupied homes to alleviate code violations, health hazards and life and safety issues.
 - roof repairs, heating and cooling, plumbing, window installations, and electrical repairs.
 - Additionally, during a declared state of emergency, Disaster Assistance may be available to help remediate damage done to homes which will include some of the above energy efficiency related assistance.
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Living Standards Housing Inspections

- Process
 - Receive complaint
 - Investigate
 - Inform property owner/landlord
 - Re-inspect
 - Close case or prepare for special magistrate
- Initial Investigation Time frame – ~2 hours
- Number of complaints – avg. 4-5/month /51 (2023), 68 (2022) 55 (2021)



Current Building Code Standards

- Current building code energy efficiency standards meet or exceed the requirements in the previous rental ordinance
 - Building Commission must also adopt updates based on the International Energy Conservation Code (IECC); and maintain the efficiencies of the Florida Energy Efficiency Code for Building Construction
 - Applies to permits pulled for new homes, remodels, specific permits – hot water heaters, replumbing, etc.
 - No ability to require upgrades outside of permit requested except for life/safety issues.
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Local Building Code Amendments

- State Statute 553.73
 - Minimum requirements for permitting, plans review and inspections are established by the Code but local jurisdictions may adopt additional administrative requirements that are more stringent related to permitting, plans review...
 - Process
 - Applicability
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Florida Statutes 553.74(4)(b)

- local governments may adopt local technical amendments:
 - not more than once every 6 months,
 - that apply solely within the jurisdiction
 - that provide for more stringent requirements than those specified in the Florida Building Code.
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Section 553.79, (4)(b), F.S

- Requires a fiscal impact statement for technical amendments, which must include “the impact to local government relative to enforcement, the impact to property and building owners, as well as to industry, relative to the cost of compliance.”
 - Fiscal impact statement cannot be used to challenge amendment.
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Florida Statutes 553.74(4)(b)1-3

- Need for local amendment must be based on local need
 - by evidence or data that the geographical jurisdiction exhibits a local need to strengthen the Florida Building Code beyond the needs or regional variation addressed by the Florida Building Code
 - Local need must be addressed by the proposed local amendment
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Florida Statutes 553.74(4)(b)1-3

- that the amendment is no more stringent than necessary to address the local need
 - Such additional requirements are not discriminatory against materials, products, or construction techniques of demonstrated capabilities
 - Such additional requirements may not introduce a new subject not addressed in the Florida Building Code.
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Florida Statutes 553.74(4)(b)3 (e) and (f)

- Effective only until the adoption of the new edition of the Florida Building Code by the commission every third year.
 - Must create a countywide compliance review board to review any amendment that is challenged by a substantially affected party for purposes of determining the amendment's compliance with this subsection.
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Considerations

- Section 83.425 to Florida Statutes (CS/HB 1417) which preempted the regulation of residential tenancies, the landlord-tenant relationship, and all other matters under that part to the State.
 - Local building code amendments must be enforced by the Building Official are applicable to permits and local amendments must address specific unique local need
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Ideas to Consider

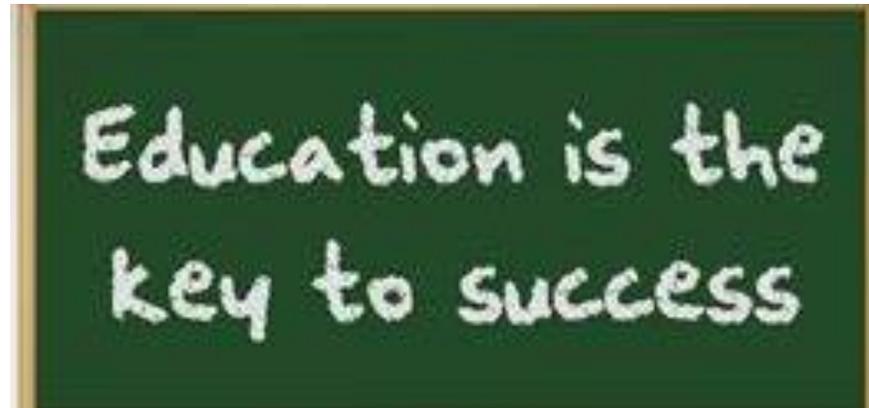
- Increased Education
 - Include local partners
 - Dedicated Minimum Housing Code Enforcement Staff
 - Estimated Cost for new officer first year \$128,804.04
 - Voluntary Rental Registry
 - List for outreach for county programs
 - Voluntary Certification Programs for landlords
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Dedicated Standard Housing and Maintenance Code Officers/ Education Coordinator

- Allows more time for educating landlords and tenants
 - Dedication to minimum housing increases response and resolution time
 - Can work with CSS and SEEDs on other programs
 - Frees up other officers which will increase response times in general code enforcement, be more proactive
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Recommendation

For staff to evaluate a proactive education program considering dedicated minimum housing staffing needs, and return with 2025 budget proposal



Q&A

