



Residential Rental Unit Permit and Inspection Program

June 28, 2022

Board of County Commissioners



- **Moving inspections to in-house staff**
 - in process of hiring
- **No longer requiring the self-inspection checklist to obtain permit –cost and difficulty complaints**
- **Issues with attic inspections**
- **Fee update from \$122 to \$155 over two years**



Comments/Concerns from Property Managers/ GACAR

- **Self-inspection checklist**
 - a lot of hassle to schedule, and driving costs and rental rates up faster.
- **State of rental housing currently**
 - Give Gainesville program four years to determine data and assessment of program/rental units.
 - is the same level and scope of this program needed when 90% of rentals have been in the program with little to no improvements needed?

Proposed Timeline

October 2022 – September 2023

**Issue and verify permits,
educate landlords and tenants
- housing and maintenance code
and energy efficiency standards**

October 2023 – October 2026

**Enforce permitting and housing and
maintenance code**

October 2026

**Begin enforcement of energy
efficiency standards**



Rental Permitting Program Tentative Timeline

- **Date of ordinance adoption until October 1, 2022**
 - Set up licensing
 - Sending letters outlining program
 - Education on requirements of Code
- **October 1, 2022 require landlords to begin getting permits**
- **January 1, 2023 begin verifying landlords, verifications of units not applying for permit**

Housing and Maintenance Code

- **Housing and maintenance code will be adopted under separate ordinance to replace Standard Housing Code**
- **Begin systematic inspections for housing and maintenance code October 2023**
- **Inspections for complaints after housing and maintenance code adoption would begin immediately**



Housing and Maintenance Code Checklist

- Is foundation free of cracks and supporting the structure
- Does structure have deterioration
- Are exterior walls free of holes, cracks, rotting material
- Is paint peeling, flaking or chipped
- Are exterior and interior stairs, porches, guard rails free of damage and secure
- Are windows easily opened and capable of being held in position

Housing and Maintenance Code Checklist

- **Do exterior doors have working locks that secure the doors**
- **Do windows have screens**
- **Bathroom in every dwelling unit**
- **Is plumbing in good working order**
- **Hot and cold water to kitchen and bathrooms**
- **Smoke detectors, carbon monoxide detectors**



Housing and Maintenance Code Checklist

- **A/C if provided in good working order**
- **Heat in good working order**
- **Free of insect and rodent infestation**



Estimated Units and Owners

- 11,243 rental units
 - 10,189 separate properties
 - 8,574 separate owners**
- **Non-homestead single family lots with a unit – 9,749 units**
- **Homestead single-family lots with more than 1 unit - 699 units**
- **Multi-family lots with 1-4 units – 1,539 units**



- **Two mailouts**
 - postcards with initial adoption of ordinance and letters with inserts (ordinance, self-inspection checklist, etc.)
- **Informational Meetings with landlords and renters**
- **Press releases**



Questions to Consider

- **Timing of adoption of Rental Permitting Program**
- **Timing of enforcing housing and maintenance code and energy efficiency standards**
- **Attic insulation inspections**
- **County energy efficiency grant program**
- **Fee**

