



Residential Rental Unit Permit and Inspection Program

September 13, 2022
Board of County Commissioners



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

- **Beginning with ordinance adoption:**
 - Set up licensing
 - Send letters outlining program
 - Education on requirements of Code
- **January 1, 2023 allow landlords to begin getting permits**
- **Require permit no later than September 30th, 2023**



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**



- **Fully on-line applications in Citizenserve**
- **Fee: \$122.00 per unit**
 - **reviewed periodically**



- **Approve the ordinance creating a Rental Permitting Program for Alachua County enforcing the Housing and Maintenance Code standards for the first three years and requiring the energy efficiency standards to be met by October 2026.**

