

Public Comments Rental Permitting Ordinance

August 3, 2022

City Commission
P.O. Box 490 Station 19
Gainesville, Florida
32627-0490
citycomm@cityofgainesville.org

Dear Gainesville City Commissioners,

I write on behalf of the United Faculty of Florida-UF (NEA/AFT/AFL-CIO), the union representing approximately 800 faculty and professionals at the University of Florida. UFF-UF formally endorses the Alachua County Coalition's (ACLC) proposed Renters' Rights ordinance. This proposal received unanimous support from UFF-UF's Council. In endorsing it, we join a growing number of organizations in our region who believe that all renters in our community deserve the basic rights and protections described therein.

Many of UF's faculty, staff, and students rent. They and other renters in this community are due basic protections such as a safe place to live, freedom from discrimination and negligent landlords, affordable utility bills, and disclosure of their rights and responsibilities as tenants.

Many of UF's faculty, staff, and students hail from states across the country and nations around the world. Those who rent should be protected from discrimination based on their source of income and their citizenship status. The ACLC's proposal contains language to this effect and thus reflects the value we all place in our community's diversity.

UF's employees benefit from having laws that govern their relationship with their employer. Similarly, UF's students benefit from having a Conduct Code, an Honor Code, and a list of Rights and Responsibilities that delineate their relationship with the university.

Likewise, renters will benefit from having a clear definition of their relationship with their landlords. And because both landlords and tenants will benefit from having a process for addressing negligence by either party, UFF-UF supports the proposal's plan to establish a mediation program for rental deposit disputes, one modeled on Alachua County's successful Wage Recovery Ordinance.

We urge the Gainesville City Council to support the Alachua County Labor Coalition's proposed comprehensive Renter's Rights ordinance as soon as possible. I remain,

Sincerely Yours,



Paul Ortiz, President,
United Faculty of Florida--UF (FEA/NEA/AFT/AFL-CIO)

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Dear Alachua Board of County Commissioners,

I am attaching a resolution on behalf of the members of the United Faculty of Florida, UF chapter in support of the Renters' Rights Ordinance.

Please let me know if you have additional questions.

In Solidarity,

Paul

August 3, 2022

Board of County Commissioners
12 SE 1st St.
Gainesville, Florida 32601

Dear Alachua County Commissioners,

I write on behalf of the United Faculty of Florida-UF (NEA/AFT/AFL-CIO), the union representing approximately 800 faculty and professionals at the University of Florida. UFF-UF formally endorses the Alachua County Coalition's (ACLC) proposed Renters' Rights ordinance. This proposal received unanimous support from UFF-UF's Council. In endorsing it, we join a growing number of organizations in our region who believe that all renters in our community deserve the basic rights and protections described therein.

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A handwritten signature in black ink, appearing to read "Paul Ortiz". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Paul Ortiz, President,
United Faculty of Florida--UF (FEA/NEA/AFT/AFL-CIO)

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From: Shanna Johnson <butterbean1016@gmail.com>
Sent: Wednesday, August 3, 2022 4:03 PM
To: BOCC (Only Commissioners) <BOCC@alachuacounty.us>
Cc: info@laborcoalition.org
Subject: Support for the ACLC Renters' Rights Ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Alachua Board of County Commissioners,

We, Indivisible Gainesville, wholeheartedly endorse the comprehensive Renters' Rights ordinance proposal put forward by the Alachua County Labor Coalition (ACLC). Renters in this community are due basic rights and protections, such as a safe place to live, freedom from discrimination by predatory landlords, affordable utility bills, and disclosure of their rights and responsibilities as tenants. The proposal put forward by the ACLC, in consultation with City and County Commissioners and Florida Legal Services as well as landlords, renters, neighborhood associations, faith communities, civic organizations, and other stakeholders throughout our community is revenue-neutral, based upon existing programs with a demonstrated track record of success, and builds upon already existing services.

In the Spring of 2018, we asked hundreds of our East Gainesville neighbors the open-ended question, "What is one thing you would like our elected officials to address?" The third most common response, after education and gun control, was the cost of utilities.

There are many ways that our local elected officials, in conjunction with Gainesville Regional Utilities, can remedy a number of these concerns. But even the renters who are most attentive to their thermostat are no match for homes built before the 1990s, which required little to no environmental standards, proper insulation, up-to-date plumbing or efficient heating and air units.

Let's be clear: the Renter's Rights and Responsibilities campaign acknowledges that most landlords are fair and decent. But the ones who are not, exploit the poor and exacerbate already-severe inequalities in our community.

There are few practical remedies when it comes to unfair retention of deposits, unsafe living conditions, discrimination and energy inefficiency. Because money is the main requirement for litigation, our legal system is not a viable option for justice.

And currently there is little to no financial incentive for landlords to bring their properties up to current acceptable building standards. In this sense, the market is failing the struggling and exploited renter.

Renters who are dealing with what are in effect slumlords need allies. They need the authority and resources of the government to step in and ensure fairness and some modicum of justice. We cannot thank the ACLC enough for bringing these issues to the community's attention, and we are heartened and hopeful to see the Alachua County Commission taking up the matter and forming a subcommittee to come up with a solution.

The proposals put forward by the ACLC are not meant to be exclusive of other initiatives, nor are they a definitive solution for solving our community's affordable housing challenges. But they are a solid start and a good faith measure on the part of our elected officials in a community dominated by rental housing. The supply of affordable housing needs to be increased, and there are a variety of options for accomplishing that goal.

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We also believe all renters in our community deserve the basic rights and protections described in the ACLC's proposal. Just as employment law establishes a clear set of rules for employer-employee relations in the workplace, both landlords and tenants would benefit from a clearer definition of their rights and responsibilities and a process for addressing negligence by either party.

Respectfully,
Indivisible Gainesville
Shanna Johnson



Graduate Assistants United
YOUR UNION, YOUR VOICE.

Dear Alachua County Board of County Commissioners,

We, Graduate Assistants United-UF Chapter (GAU), would like to express our formal endorsement of the comprehensive Renters' Rights ordinance proposal put forward by the Alachua County Labor Coalition (ACLC). Renters in this community are due basic rights and protections such as a safe place to live, freedom from predatory landlords, affordable utility bills, and disclosure of their rights and responsibilities as tenants. The proposal put forward by the ACLC, in consultation with City and County Commissioners and Florida Legal Services as well as landlords, renters, neighborhood associations, faith communities, civic organizations, and other stakeholders throughout our community, is revenue- neutral, based upon existing programs with a demonstrated track record of success, and builds upon already existing services.

GAU decided to support this campaign because graduate assistants, as a whole, are extremely rent- burdened and vulnerable to predatory landlords. Graduate assistants are often forced to live in unsafe conditions due to our limited incomes. Many graduate assistants live in homes with excessive water damage, poor ventilation, pests, and unsafe electrical wiring situations. Additionally, many of our members rent older houses and apartments, which are very energy inefficient and lead to inflated utility costs. It is difficult for us to mobilize ourselves into better living situations, as we are susceptible to having our lease applications denied due to landlord's uncertainty about our income.

The policies proposed by the ACLC would begin to remedy and prevent the harm resulting from these practices. The proposal put forward by the ACLC is not meant to be exclusive of other initiatives, nor are they a definitive solution for solving our community's affordable housing challenges. But they are a solid start and a good faith measure on the part of our elected officials in a community dominated by rental housing. The supply of affordable housing needs to be increased, and there are a variety of options for accomplishing that goal. We also believe all renters in our community deserve the basic rights and protections described in the ACLC's proposal. Just as employment law establishes a clear set of rules for employer-employee relations in the workplace, both landlords and tenants would benefit from a clearer definition of their rights and responsibilities and a process for addressing negligence by either party.

With Love, UF-GAU

Bryn Taylor, Co-President

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Alachua Board of County Commissioners
Gainesville, FL

Dear Commissioners,

I am the Chair of the Alachua County Democratic Party and a member of Alachua County Labor Coalition ("ACLC"). Over three years ago ACLC Jason Fults presented to the Alachua County Democratic Party the case for a Renters' Rights Ordinance in Gainesville. Our members supported it with a vote of 53 - 0. We all wanted help for the thousands of citizens in Gainesville with substandard housing. Almost all of us in the DEC come home to well-insulated, air-conditioned homes, with working toilets, and roofs that do not leak. We wanted these things for all our brothers and sisters in our town. In 2020, the City of Gainesville passed the Renters' Rights Ordinance championed by the Alachua Democratic Party and ACLC. It's time to bring these same protections to the residents of unincorporated Alachua County.

To my understanding, too often many landlords here are negligent about repairs. They discriminate by economic and citizenship status in their rentals. And some do not return security deposits even without cause. Low-income renters have no recourse to these practices, which drive up their utility bills and housing costs. They are in no position to shoulder large legal fees necessary to challenge such treatment. It is so sad for them.

The Rental Housing Ordinance that you are considering would stop these unjust practices and finally create a code for renters and landlords alike to abide by.

Alachua is a county that cares, and we in the Democratic Party do also. We wholeheartedly support an ordinance that would bring such important improvements to the lives of so many. It is wonderful that you are considering such an ordinance. We hope you pass it.

Dr. J. Maggio, Chair
Alachua County Democratic Executive Committee

Public Comments Rental Permitting Ordinance

From: Casey Willits <casey.willits@gmail.com>
Sent: Friday, August 12, 2022 5:51 PM
To: BOCC (Only Commissioners) <BOCC@alachuacounty.us>
Subject: Pass renter's rights ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Board of County Commissioners,

Please pass the renter's rights ordinance.

I firmly believe that renters in Alachua County deserve the basic protections offered by this proposal. People should be able to secure housing free from discrimination. People need to be provided information on their rights and responsibilities as tenants, and how to enforce those rights. People need an accessible form of arbitration when either parties' responsibilities aren't being met. Responsible landlords shouldn't be forced to compete with slumlords not living up to their responsibilities. Renters should have a reasonable expectation of safety and energy efficiency when renting in Alachua County.

Sincerely,

Casey Willits

2706 SW 14th Dr

Gainesville FL 32608

Public Comments Rental Permitting Ordinance

From: Dan Richman <dan@danrichman.com>
Sent: Tuesday, August 16, 2022 2:26 PM
To: BOCC (Only Commissioners) <BOCC@alachuacounty.us>
Subject: Rental ordinance

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I'm a small-time landlord, with 6 rental properties in Alachua County. I can understand the notion of a landlord tax to fund things like code enforcement. But the idea of having to deal with extra paperwork & bureaucracy would make me want to liquidate my properties.

On top of that, those who DO continue to rent properties would undoubtedly pass the extra cost of this program on to renters, and make housing even LESS affordable.

You're better off educating tenants about their rights and staffing code enforcement to deal with SERIOUS issues, not the nonsensical stuff the City of Gainesville is doing.

I suspect your minds are made up & my comments will fall on deaf ears, but I had to try.

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August 26, 2022

Dear Alachua County Commissioners:

The Suwannee St John's Sierra Club (SSJ) group encourages you to pass the renters' rights ordinance as proposed by the Alachua County Labor Coalition. We believe renters in this community are due basic rights and protections such as a safe place to live, affordable utility bills, and disclosure of their rights and responsibilities as tenants. We also believe this can and should be accomplished without undue burden on landlords or additional financial burden on tenants.

The SSJ group supports this idea as part of our ongoing efforts to promote environmental justice and a just transition to a more regenerative and sustainable world. Many of our community's renters live without basic energy efficiency standards such as attic insulation, water saving toilets, and energy efficient appliances, which forces them to pay more for utilities while wasting natural resources. With this initiative, we have a real chance to correct these iniquities, lower peoples' utility bills, and reduce the amount of energy and water waste.

Passage of this ordinance would be a win-win for both the environment and renters. We urge you to move it forward.

Sincerely,

Tim Martin (on behalf of the SSJ Sierra Club) Secretary,
SSJ Sierra Club

Public Comments Rental Permitting Ordinance

Janice Garry
925 NW 14th Avenue
Gainesville, Florida 32601

Dear County Commissioners:

I am a Gainesville landlord. My business model allows for well-maintained housing that is energy efficient. Repeatedly, prospective tenants have told me of the substandard condition of other properties. And I've spoken with people who describe high energy bills because of poor weatherizing of their homes. The renter's rights and responsibilities ordinance has been thoughtfully crafted to instill a minimum standard for rental properties to address safety and energy efficiency. Maintained, energy-sustainable housing is not too much to ask.

A balance of profit and quality housing is possible. The status quo has victimized renters for too long. And as we hear each day of catastrophes, fires, floods, and disrupted food supplies that are worsened by climate change, we need to reduce energy use in housing. The proposed rental ordinance addresses affordable housing and the response to climate change. County commissioners, your courageous leadership is needed to pass the renter's rights and responsibilities ordinance. You have my full support.

Sincerely,

Janice Garry

Public Comments Rental Permitting Ordinance

August 2, 2022

Dear Gainesville City Commissioners,

I am writing to you as a longtime resident of Gainesville to urge you in the strongest terms possible to pass the Renter's Rights/Safe and Healthy Housing Ordinance. This ordinance has been exhaustively researched, shared and discussed in numerous public forums by the Alachua County Labor Coalition (ACLC).

The Labor Coalition has successfully built coalitions in our community in support of numerous social justice and equity issues including the Alachua County Wage Recovery Ordinance, health care and raising wages. Unfortunately, affordable housing and renters' rights appears to be the toughest nut to crack.

As you all are aware, housing conditions in too many areas of Gainesville are deplorable. Tenants have testified and written repeatedly that there is a strong fear in Gainesville of reporting poor conditions in their rental units due to reprisals and evictions. These fears are magnified by the current COVID-19 pandemic.

Bad housing conditions have negative multiplier effects that are often neglected. Peer-reviewed studies show that substandard housing conditions have a detrimental impact on educational outcomes for children. In additions, numerous scholars have demonstrated that substandard housing conditions lead to poorer health, racial profiling and higher crime levels. The data is clear. So, why are we still debating this issue?

For too long, groups of affluent developers, landlords, and realtors in Florida have stalled and shut down public efforts to address this problem. Even now, powerful interests outside of our community are flooding Gainesville with disinformation designed to prevent the Renter's Rights Ordinance from passing.

For all of these reasons I am urging the Gainesville City Commission to pass the Renter's Rights/Safe and Healthy Housing Ordinance without delay. This ordinance has been repeatedly vetted, debated and discussed in numerous city and public forums. The ordinance will help Gainesville become a better place for everyone to live. It is time to pass this importance measure.

Thank you for your time and for your commitment to equity!

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Paul Ortiz". The signature is fluid and cursive, with the first name "Paul" and last name "Ortiz" clearly distinguishable.

Paul Ortiz

Public Comments Rental Permitting Ordinance

From: Ward, Carmen <carmen.ward@floridaea.org>
Sent: Tuesday, July 19, 2022 7:25 AM
To: BOCC (Only Commissioners) <BOCC@alachuacounty.us>
Cc: info@laborcoalition.org. <info@laborcoalition.org>
Subject: Support Renters' Rights

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Dear County Commissioners,

The Alachua County Education Association, on behalf of all the public education employees we represent here in Alachua County, would like to express our formal endorsement of the comprehensive Renters' Rights ordinance proposal put forward by the Alachua County Labor Coalition (ACLC). Renters in this community are due basic rights and protections such as a safe place to live, freedom from discrimination and predatory landlords, affordable utility bills, and disclosure of their rights and responsibilities as tenants. The proposal put forward by the ACLC, in consultation with County Commissioners and Florida Legal Services as well as landlords, renters, neighborhood associations, faith communities, civic organizations, and other stakeholders throughout our community, is revenue-neutral, based upon existing programs with a demonstrated track record of success, and builds upon already existing services. Our organization decided to support this campaign because all working people, regardless of income level or ability to own a home deserve to live in dignity. The proposals put forward by the ACLC are not meant to be exclusive of other initiatives, nor are they a definitive solution for solving our community's affordable housing challenges. But they are a solid start and a good faith measure on the part of our elected officials in a community dominated by rental housing. The supply of affordable housing needs to be increased, and there are a variety of options for accomplishing that goal. We also believe all renters in our community deserve the basic rights and protections described in the ACLC's proposal. Just as employment law establishes a clear set of rules for employer-employee relations in the workplace, both landlords and tenants would benefit from a clearer definition of their rights and responsibilities and a process for addressing negligence by either party. Please support moving forward the Renters' Rights ordinance for all of Alachua County.

Thank you,

Carmen Ward

President, Alachua County Education Association

FEA | 213 S. Adams St. Tallahassee, FL 32301 | 850.201.2800 | Fax 850.222.1840

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August 5, 2022

Alachua County Board of Commissioners 12 SE 1st Street
Gainesville, Florida 32601

Re: Proposed Renters' Rights Ordinance Honorable County Commissioners:

P.O. Box 15285
Gainesville, FL 32604

The League of Women Voters of Alachua County endorses the proposed Renters' Rights ordinance submitted to the County Board of Commissioners by the Alachua County Labor Coalition (ACLC). We believe renters in this community are due basic rights and protections.

This proposed ordinance would offer assistance to landlords improving energy efficiency, lowering utility costs for tenants and conserving precious energy resources, thus addressing climate change as well as housing equity.

Renters also deserve a mechanism through which they can resolve disputes over security deposits. We recognize there is a need for all landlords to be licensed so that appropriate inspections of rental properties can be completed to assure the health and safety of renters.

The League of Women Voters of Alachua County is in full support of the ACLC's proposed ordinance. We have been studying affordable housing needs in the city and county only to conclude that too many residents are paying a disproportionate share of their income on housing. At times, utility bills may rival rental costs, with possible unreasonable cost burden on our citizens.

We commend the Alachua County Labor Coalition for its work on behalf of local residents and are in agreement with the key elements of their proposed ordinance, which include:

- 1) Universal, low cost landlord licensing and inspections;
- 2) Lower utility costs to tenants by requiring landlords to meet energy and water standards;
- 3) Disclosure of safety and efficiency ratings as well as defining renters' rights and responsibilities;

We thank you for all you are doing to make Gainesville a place where all our residents can flourish with dignity.

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Sincerely, Janice Garry
LWV of Alachua County President

Public Comments Rental Permitting Ordinance

From: Roberta Gastmeyer <rgastmeyer2@gmail.com>

Sent: Thursday, September 1, 2022 6:52 PM

To: BOCC (Only Commissioners) <BOCC@alachuacounty.us>

Cc: jasonfults@gmail.com

Subject: Renters' Rights ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Alachua County Commissioners,

I encourage you to pass a renters' right ordinance as proposed by the Alachua County Labor Coalition.

Gainesville has already passed such an ordinance and renters throughout our community should have similar protections. Every renter should be able to expect to be treated fairly and to know they have recourse when they are not treated fairly. Everyone should have access to a safe and energy efficient home environment.

Many of our residents spend a disproportionate share of their income on housing and utilities. Renters are especially hard hit since landlords typically have no financial incentive to upgrade inefficient systems. Many low-income people end up renting older houses with poor energy and water efficiency which results in extremely high utility bills.

Setting minimum energy and water efficiency standards is a critical part of this ordinance. Inspections should be required to prove units are meeting those standards and used to create a Home Energy Score. The creation and disclosure of a unit's Home Energy Score can be a powerful tool for helping renters find efficient properties with lower energy costs and, at the same time, give landlords motivation to make efficiency upgrades in order to remain competitive.

In addition to being the fair and equitable thing to do, making our housing stock more energy efficient is absolutely necessary as we make the transition to renewable electricity. The less electricity we use, the less we need to generate; the less we need to generate, the more we can rely on clean, low-cost solar and wind energy.

ALCLC's proposal has a demonstrated track record of success locally and it builds on services currently existing in Alachua County. While not a complete solution for solving our community's affordable housing or energy challenges, it is a solid start.

Sincerely,

Roberta Gastmeyer

Public Comments Rental Permitting Ordinance

Hi Missy,

If you could please include the below for the BoCC backup on the rental ordinance.

Dear Commissioners,

Before you continue with a rental ordinance in the county that raises energy efficiency requirements in rentals I would like you to consider the following.

Where are the studies that show a net benefit for the tenant? Where are the studies that show requirements above minimum housing standards are providing the required return on utility bill?

If the County institutes a program requiring regular inspection of rental properties, it is likely that some property owners who have in the past rented rooms, mobile homes, or other residential units will be discouraged by the additional burdens created by the program and will simply decline to lease the property to a new tenant. When such rental units are lost, the supply of housing, and particularly the housing that is most affordable to those of limited means, shrinks. Typically, when the supply of housing declines, but the demand for housing remains the same or grows, the price of available housing increases. Supply is not meeting demand, we don't need other factors further decreasing the supply of rentals, let alone affordable rentals. Shimberg Center numbers indicate Alachua County added nearly 6,300 rental units between 2000 and 2019 BUT lost units renting for \$1,000 or less. Units at or below \$1,000 fell by over 2,600 units between 2000-2019.

Financial costs might include over-time pay for current staff who are required to work additional hours, or substantial costs to employ and train additional code inspectors if existing staff cannot meet the demand for inspections. Moreover to the extent that local building officials become so overburdened with inspecting rental properties that they take longer to investigate complaints of truly dangerous situations in residential buildings that are already occupied, or other types of serious code violations, a generally applicable inspection program may hinder rather than help improve conditions in the County's worst properties.

I am very concerned that the direction of everything is still only considering the tenant's perspective. We need to find a way to hold tenants accountable and place responsibility with the correct party. The landlord does not park the tenants cars, take out the trash, daily cleaning, or controlling the noise level, but the landlord is the one that receives the points. Consider these common issues and who should be held responsible. Changing air filters, keeping air handler floor clean from human and pet hair, spills in the refrigerator that create a sticky

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mess that often ruin door gaskets, overstuffing a freezer or refrigerator causing the motor to work harder and break down faster. The more responsibility placed on the landlord, the more higher costs will be passed to the tenant. It is common for a landlord to have a minimum of a \$40 per hour labor plus materials for any call. Property manager's time, maintenance worker's time, service fees, and then parts.

I also want to strongly encourage the grant program for rental improvements be up and running when the increased energy efficiency requirements on rentals are put in place. This could be vital to keeping some affordable rentals. As mentioned above, some will sell to avoid any burden, but the grant will provide a path for those that want to remain a housing provider, but don't have the means to make the improvements, allows improvements without having to raise rent, and incentivizes affordable housing as an investment.

We all know how hard it is to gain affordable housing inventory which includes affordable rentals. This is why it is vital we don't lose any further rentals. We are seeing the affordable rental stock further decline since the city has instituted their increase in energy efficiency standards in rentals.

You've seen and heard about the issues the city has gone through. What is the rush now to enact? I would suggest you still create the grant program though. The grant program is a great way to incentivize and keep affordable rentals when we need inventory.

As you know the City has removed the requirement for the self-inspection checklist. I would recommend the same for the county program; however, here are my concerns with the city's self-inspection checklist.

1. Foundation in sound condition- what does sound mean? How will that be judged?
2. Exterior walls are free from damage? Does a nail hole count as damage? Where is the line? Will all inspectors have the same line?
3. Roof is in good repair- What does that mean? Where is the line? Will all inspectors have the same line?
4. Exterior stairs, porches, and balconies are in good repair- What does that mean? Where is the line? Will all inspectors have the same line?
5. Exterior doors are weather tight and able to be locked- How will this be determined?
6. Windows are in good working order and free from damage- Not all windows need to be openable. What does that mean? Where is the line? Will all inspectors have the same line? Think of common slotted jalousie windows, many of those no longer operate as efficiently, how will those be judged? Replacing a window is very costly
7. Lawns are maintained- What does that mean? Where is the line? Will all inspectors have the same line?
8. Walls are free of holes and cracks- What about nail holes? What does that mean? Where is the line? Will all inspectors have the same line?

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9. Windows open as designed and lock closed- Codes does not require currently that all windows open. Why is this different for rentals?
10. Stove hood system in place and functioning- Some older homes didn't even have hoods.
11. Refrigerator is a minimum of 5 cubic feet and working properly- What does that mean? Where is the line? Will all inspectors have the same line? Need way more specifics.
12. Floors and walls intact and water-resistant- What does this mean, no drywall in bathrooms?
13. Vanity is sound condition- What does that mean? Where is the line? Will all inspectors have the same line?
14. All electrical systems are in sound condition with no exposed wiring- What does that mean? Where is the line? Will all inspectors have the same line?
15. Electrical panel labeled clearly and of at least 100 AMPs- Almost no panels are all labeled correctly. How will this be tested?
16. Property is free from insect infestation- How will cause be determined? Is mandatory inspection expected to take place while vacant? Most units are vacant for less than a day.
17. Fire extinguishers provided in the kitchen- Currently only in multifamily units. Additional costs that will be passed to tenant (yearly inspection of the extinguisher and replacement once expired)
18. Attic insulation minimum of R-19, except where there is insufficient space or the presence of attic flooring will not allow- What is insufficient space?
19. All accessible duct joints sealed and all ducts insulated- How will this be inspected?
20. All showerheads with a 3.0 gal/min flow rate or less- How will this be tested? Does this have the amount of options that tenants desire?
21. All faucets aerators with a 2.5 gal/min flow rate or less- How will this be tested? Does this have the amount of options that tenants desire?
22. All water lines not in enclosed space must be insulated- All older homes on pillars will need to have this done.
23. Properly maintained refrigerator with door seal/gasket intact and clean coils- What does that mean? Where is the line? Will all inspectors have the same line? Again, cleanliness is most often a responsibility of the tenant per lease agreement.
24. Programmable thermostat connected to main HVAC system- Is this even viable with all older units?
25. Duct leakage minimum standards- What does that mean? Where is the line? Will all inspectors have the same line?
26. Toilets are required to be 3 gal/flush or less at implementation of ordinance. After, 5 years, toilets must be 1.6 gal/flush or less- replacing toilets is not inexpensive. Even if have adapter are you sure they are universal for all toilets? Same for faucet requirements.

Public Comments Rental Permitting Ordinance

Thanks and stay safe,

Matthew Umanos

Government Affairs Director

Gainesville-Alachua County Association of REALTORS

Ph. (352) 332-8850 x103

www.GACAR.com

[@GACARealtors](#)