



Residential Rental Unit Permit and Inspection Program

September 28, 2021

Board of County Commissioners

Community Support Services, Codes Enforcement,
Growth Management



Purpose

- **To eliminate substandard conditions in residential rental units by requiring rental properties to meet minimum property maintenance and energy efficiency standards.**



Rental Permit Program

- **Proposed effective date March 1, 2022**
- **Permits would be valid until September 30, 2022 and then be renewable by October 1 of every year**
- **Placing in Alachua County Code Part II Administrative Code, Title 6, Business Licenses and Regulations**

Permit Application

- **Contact information**
- **Completed self-inspection checklist certifying unit complies**
- **HVAC maintenance documentation**
- **Payment of fee – estimated to be approximately \$70**



Permit Application

- **Confirmation that documents were provided to tenant:**
 - **Completed Self-inspection checklist**
 - **Copy of Florida's Landlord/Tenant Law (FDACS)**
 - **Copy of Tenants Bill of Rights**
 - **US Dept. of Energy Home Energy Score (once calculated)**



Living Standards

- **Meets City(County) Property Maintenance Code**
- **Energy Efficiency standards to include:**
 - **Attic insulated to a minimum of R-19 and then a minimum of R-30 by October 1, 2027.**
 - **Attic access is weather stripped and insulated to a minimum of R-30.**



Living Standards

- All visible duct joints sealed using mastic or a combination of mastic and fiberglass mesh tape, pressure sensitive foil tape (UL181AP) or heat sensitive foil tape (UL 181AH) and all ducts insulated to a minimum of R-6 with appropriate commercially available insulation material.
- Fireplace dampers
- Plumbing free of leaks



Living Standards

- Showerhead and faucet aerators min 2.2 gal/min flow rate or less
- Toilets 3 gal/flush or less and then 1.6 gal/flush or less by Oct 1, 2027
- Water heaters – Temperature/Pressure Relief Valve
- Water heater pipes and water lines not enclosed - insulated

Living Standards

- **HVAC maintenance at minimum every 24 months**
- **Wall/window units in good repair, secured and air-sealed**



Inspections

- **Begin inspections March 1, 2022**
- **Four year rolling cycle - each unit inspected at least once every four years**
- **Every other inspection provide a US Dept of Energy Home Energy Score**
- **Inspect at other times for complaints**



Extraordinary Hardship Provision

- **Similar to a variance**
 - **Cannot be caused by owner**
 - **Must show no alternatives to comply**



Enforcement

- If owner refuses to allow inspection, an inspection warrant could be obtained pursuant to Section 933.20, et seq., Florida Statutes
- Standard Code Enforcement Notice of Violation process for violations
- Permits may not be issued, transferred or renewed for units with uncorrected violations

Number of Units/Inspections

- County Unincorporated– ~7,036 units, ~1,759 inspections annually



Budget Considerations Unincorporated

- **1,759 inspections annually**
- **4 Codes Officers, 1 licensing clerk/staff assistant**
 - Salary, benefits, vehicles, phones, computers, uniforms, training/memberships
- **First Year: ~\$454,000**
- **On-going yearly: ~\$345,000**



Questions to Consider

- **Inspection warrants for refused inspections or standard notice of violation?**
- **Cost of citations if issued/issue citations or standard notice of violation?**
- **Tenant placement if landlord license revoked/not renewed**
- **Amend the tenant bill of rights for Alachua County**
- **Pilot area?**