



Legislation Details (With Text)

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Title: Residential Rental Unit Permit and Inspection Program

Sponsors:

Indexes:

Code sections:

Attachments: 1. Rental Permitting Program Presentation.pdf, 2. Tenant Rights- Alachua County DRAFT 06-14-2022.pdf, 3. FDACS landlord-tenant-brochure-english.pdf, 4. Proposed Timeline Res Rental Unit Permit.pdf, 5. Self-Inspection Form W Energy Efficiency.pdf, 6. Residential Rental Unit Permit Ordinance draft 6-14-2022.pdf, 7. Public Comments.pdf

Date	Ver.	Action By	Action	Result
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Agenda Item Name:

Residential Rental Unit Permit and Inspection Program

Presenter:

Missy Daniels

Description:

Discussion of the Proposed Residential Rental Unit Permit and Inspection Program

Recommended Action:

Hear the presentation and update and provide staff with direction on timing for consideration of an ordinance and timing of the components of the program.

Prior Board Motions:

1. March 2023 - Bring back an update on the City of Gainesville's program after City staff presents to the City Commission

Prior motions:

2. Ask staff to create a County-wide ordinance similar to or the same as the City of Gainesville and return to the Board for a policy discussion prior to advertisement
3. The service is to be provided in-house with the exception of any energy modeling and ratings which would be contracted out or use a community organization
4. Make an option for larger complexes to opt-in

5. Create a local recognition for properties that are especially energy efficient

Fiscal Consideration:

Program revenues will be used to cover personnel expenses in account 008.65.6510.524.12.00 and operational costs.

Costs for advertising the public hearing will be funded from the budget in 008.65.6510.524.49.00

Revenue Recovery funds will be utilized to cover the expense of 4 FTE's for Codes Officers and 1 FTE for Staff Assistant until program revenues are collected.

Strategic Guide:

Housing

Background:

In September of 2020, the City of Gainesville adopted an ordinance creating a Residential Rental Unit Permit and Inspection Program. This program requires property owners to obtain a permit for rental units and requires the rental units to meet certain energy efficiency standards. Utility bills in residential units with old non-energy efficient or broken appliances can be more than the cost of the rent and can easily push households past the 30% of income limit for what is considered affordable in housing cost. In addition, old or broken appliances and HVAC systems carry an environmental load that could be greatly reduced by upgrading to meet the energy efficiency standards in this program. This discussion is to provide an update on the City of Gainesville's program and to consider a draft ordinance for the County to implement a similar program. The City's program went into effect on October 1, 2021.