



Legislation Text

File #: 22-0777, **Version:** 2

Agenda Item Name:

Public Hearing to consider an Ordinance Creating a Rental Permitting Program for Alachua County

Presenter:

Missy Daniels

Description:

A public hearing to consider an ordinance creating a rental permitting program for Alachua County that would require landlords to obtain permits for rental properties and ensure that rental units meet certain property maintenance and energy efficiency standards.

Recommended Action:

Approve the ordinance creating a rental permitting program to include enforcing the Housing and Maintenance Code at this time.

Prior Board Motions:

1. Move forward with advertising an ordinance that begins enforcement of the Housing and Maintenance Code and includes Energy Efficiency Standards in October 2026
2. Ask staff to create a draft Countywide Ordinance similar to or the same as the City of Gainesville and return to the Board for a policy discussion prior to advertisement.
3. Begin implementation of the program March 2022.
4. 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.
5. Make an option for larger complexes to opt in.
6. Create a local recognition for properties that are especially energy efficient.

By consensus, the Board requested to add the Residential Rental Unit Permit and Inspection Program to the Joint Meetings with the municipalities.

[Prior Board Motions Here](#)

Fiscal Consideration:

For This program is for the Unincorporated areas of Alachua County and is proposed to be self-supporting.

As part of the FY22 budget process, the Board approved hiring 4.0 FTE Code Enforcement officers and 1.0 FTE Sr. Staff Assistant for the Rental Permitting Program, funded through General Fund - Unincorporated (008.65.6510.524) and revenues collected for the permits would offset all program operating expenses.

During the FY22 budget year:

The 5.0 FTE positions were posted for the Rental Permitting Program.

As the Board continued to discuss program implementation funding changed to come from ARPA as program revenues would not be generated in FY22.

- 1.0 FTE Code Enforcement Officer was hired - total actual costs to date for Salary/Benefits/operating needs - \$71,154
- 1.0 FTE Sr. Staff Assistant - posted to fill the position

FY23 Budgeted with Staffing Implementation on 10/1/2022 - Program Implementation on 1/1/2023

- Salaries/Benefits - \$341,050
- All other Operating - \$192,000

Total \$533,050 to be covered by ARPA funding as revenue generation will begin October 1, 2023.

FY24 Budget

Required permits will not begin until September 2023; revenues will not be realized until the FY24 budget. Estimated Revenue at \$122 per rental unit based on homestead status can generate up to \$1.3 million if all 11,243 identified units pay permits.

Cost Estimates for out years for 5.0 FTE salary/operating (estimating 3% COLA, no other increases):

FY24 - \$438,283

FY25 - \$443,324

FY26 - \$452,678

Costs for advertising the public hearing will be covered by 008.65.6510.524.49.00.

Strategic Guide:

Social and Economic Opportunity

Background:

In March 2021 the County Commission, after hearing a presentation of the City of Gainesville's Rental Unit Permitting Program, asked staff to proceed with drafting an ordinance similar to the City of Gainesville's and to make the presentation to all of the cities in the County except Gainesville. This program is aimed at improving energy efficiency in rental units in order to reduce energy consumption and costs, especially for cost-burdened households. The presentations to the cities have all occurred and at this point in time the County's proposed ordinance will only cover the unincorporated areas of the County. Since the initial presentation the County Commission has given direction to proceed with a public hearing to consider a program implementing the Housing and Property Maintenance Code for rental units at this time with energy efficiency standards to follow in October 2026.