



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#21-0005**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** January 5, 2021

**TITLE:** First Reading – Ordinance Creating Article XI. – Landlord Registration Program, of Chapter 9 – Buildings and Construction of the Code of Ordinances of the City of Fort Lauderdale - **(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance amending Chapter 9 of the City's Code of Ordinances to create Article XI - Landlord Registration Program.

**Background**

On the City Commission Meeting on November 5, 2020, the City Commission deferred proposed item to the December 15, 2020 City Commission Meeting so that real estate, apartment, condominium associations and representatives could provide Staff feedback. At the December 15, 2020 City Commission meeting, the City Commission deferred proposed item to the January 5, 2021 City Commission meeting.

On November 18, 2020 and December 10, 2020, the Department of Sustainable Development staff met with Adam Sanders, from the Realtor Association Government Affairs Committee, to discuss changes to the proposed Landlord Registration Ordinance. As a result of feedback shared during the meeting, the annual registration requirement and \$25.00 registration fee that were originally proposed were removed from the ordinance proposal. The ability to remove the fee is due to staff being able to automate the registration process, which will result in little-to-no cost to the City.

At the February 4, 2020 Commission Conference meeting, the City Commission provided direction to the City Manager to proceed with an ordinance requiring landlord tenant registration and a method to manage such program. The City Commission discussed proposed registration program objectives, which included the creation of a record of contact information for landlords. Such information would become available for Public Safety purposes and response efficiency for service calls at registered rental properties. The City Commission also sought to have a tool for Community Enhancement and Compliance officers to use and alert landlords of code enforcement violations for prompt resolution.

Having accurate landlord contact information is relevant to City Operations as Chapter 11 of the City's Code requires Community Enhancement and Compliance staff to provide written notice to property owners by regular mail, certified mail, hand delivery, overnight courier, publication or by posting. A landlord not living at the property where a violation may occur, may present challenges in resolving compliance, due to landlord's lack of awareness. In certain instances, the landlord's mailing address provided to the tax collector's office is inaccurate and the notification mail fails to reach the landlord. A requirement for a landlord to register and provide regularly update contact information may increase awareness of violations and quicker resolution of compliance.

If adopted, proposed ordinance will give code compliance and public safety staff access to the phone number and email address for landlords that do not physically occupy their property. Telephone and email communication with landlords may increase the opportunity of resolution of issues through efficient dialog. In instances where code officers must provide a short timeframe to correct a violation, due to a threat to the health, safety, or welfare of the community, the registry provides a more effective method for the City to communicate with associated stakeholders. When the landlord resides in a different state or country, mailed, and posted notices may not be received in a timely manner.

### **Resource Impact**

There is no resource impact associated with this action.

### **Strategic Connections**

This item supports the Press Play Fort Lauderdale 2024 Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area.
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

### **Attachment**

Exhibit 1 – Ordinance

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Department Director: Anthony Greg Fajardo, Sustainable Development