



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

#21-0108

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: January 21, 2021

TITLE: Second 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)**

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 to provide an opportunity for the real estate, apartment, condominium associations, and representatives to share feedback on proposed ordinance. At the December 15, 2020 City Commission meeting, the City Commission deferred proposed item to the January 5, 2021 City Commission meeting. The ordinance passed on first reading.

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. On January 6, 2021, staff spoke with Kelly Mallette from the South East Florida Apartment Association. As a result of feedback shared during the meetings, the annual registration requirement and \$25.00 registration fee originally proposed was removed from the original ordinance proposal. The ability to remove the fee is due to staff being able to automate the registration process, which will result in insignificant costs to the City. Staff also modified the ordinance presented to the City Commission for first reading on January 5, 2021 to require one registration for properties with more than 10 units under one folio.

At the February 4, 2020 Commission Conference meeting, the City Commission directed 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 required 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 in a timely manner. 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