

Excerpt from:**CITY OF GAINESVILLE CODE OF ORDINANCES, ARTICLE I. LANDLORD PERMITS***

*Editor's note: Ord. No. 070107, § 2, adopted June 25, 2007, amended Art. I, §§ 14.5-1--14.5-4, in its entirety, in effect deleting Art. I, §§ 14.5-1--14.5-4, as being superseded and enacting a new Art. I, §§ 14.5-1--14.5-5, to read as set out herein. Former Art. I, §§ 14.5-1--14.5-5, pertained to similar subject matter. For a complete history of former Art. I, §§ 14.5-1--14.5-5, see the Code Comparative Table.

Sec. 14.5-1. Landlord permits.

(a) *Application for permit; issuance of permit.* Every owner of a single-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, multiple-family dwelling, roominghouse, dormitory or other dwelling unit within a district designated in section 30-57 of this Code is required to get an annual landlord permit from the city manager or designee prior to allowing the occupancy of such unit by another natural person or other natural persons, unrelated to the owner, whether or not for consideration, except as provided in subsection (b). In the case of multiple owners of any such dwelling unit, it shall be sufficient for any one of the owners to have obtained a permit on the unit. The application shall be in writing and on a form provided by the city. Such annual permit shall be valid from August 1 through July 31 of each year, unless revoked, and shall be issued provided:

- (1) An annual regulatory fee in accordance with the schedule set out in appendix A is paid.
- (2) The owner or agent and the dwelling unit are in compliance with this article.
- (3) The owner or agent provided the correct street address for the dwelling unit on the permit application.

(b) *Exemption.* The provisions of this section do not apply if the dwelling unit is occupied by less than three persons 18 years of age or older, one of whom is the owner, and the children of the owner or the other person.

(c) *Payment; late payment.* The city shall bill each applicant or holder of a landlord permit for the annual fee, once the city manager or designee determines that all requirements for the permit have been met. If payment is not received on the due date, an extra fee shall be due and payable as specified in Appendix A. If payment is not received within the time frames specified in Appendix A, the city manager or designee may refer the account to a collection agency. If the collection agency does not collect the amount due within 90 days of the referral, or if the city manager or designee decides not to refer the account to a collection agency, the applicant or permit holder shall be subject to notice of citation for violation of this article and proceedings before the code enforcement board.

(d) *Failure to apply for permit.* If the city manager or designee has reasonable cause to believe that a dwelling unit is occupied without a permit in violation of this article, the owner of the property shall be given notice that a permit is required and that an application must be filed with the city within 30 days of the notice. If an application is not received on the due date, an extra fee shall be charged for the permit as specified in appendix A. Failure to apply, or provide evidence that a permit is not required, within the time frames specified in appendix A shall subject the owner to citation for violation of this article and proceedings before the code enforcement board.

(e) *Certifications of applicant for permit.* The applicant for a landlord permit will be required to make the following certifications. Failure to comply with any of the certifications shall be grounds for revocation of the permit for that unit, as described in section 14.5-3 or denial of a permit as described in section 14.5-4.

- (1) Prior to allowing occupancy of the dwelling unit covered by the permit, the owner or agent provided each tenant with a copy of:
 - a. F.S. ch. 83, pt. II, entitled "Residential Tenancies";
 - b. Chapter 14.5, Article I of this Code, entitled "Landlord Permits"; and

- c. A pamphlet prepared by the city containing guidelines for rentals in residential neighborhoods.
- (2) In the event the city provides notice to the property owner or agent of repeated violations of certain ordinances occurring at the dwelling unit, as provided in section 14.5-2, the owner or agent will pursue all lawful remedies available under F.S. § 83.56, regarding termination of the rental agreement due to the tenant's failure to comply with F.S. ch. 83, the provisions of the lease or this Code.
- (3) The applicant is the fee simple owner of the dwelling unit or the agent of the fee simple owner of the dwelling unit.
- (4) The applicant owner has provided the city with an agent as required by subsection 14.5-2(a), if applicable.
- (f) *Definitions.* Unless otherwise specified in this article, "Days" shall mean calendar days and "Notice" shall mean written notice (1) delivered by certified mail, return receipt requested, to the last known address of the owner or agent, or (2) posted at the dwelling unit, in the event delivery cannot be made by the method specified in (1).
(Ord. No. 070107, § 2, 6-25-07)

Excerpt from:

CITY OF GAINESVILLE CODE OF ORDINANCES, APPENDIX A SCHEDULE OF FEES, RATES AND CHARGES

4) *Zoning:*

- a. Landlord permit:
1. Initial applications:
 - a. Application received on time and payment received on or before 10 business days of city finding all other permit requirements met . . . 185.75
 - b. Application received 1 business day to 30 calendar days late or payment received after 10 business days but on or before 30 calendar days of city finding all other permit requirements met . . . 274.00
 - c. Application received 31 to 60 calendar days late or payment received after 30 calendar days but on or before 60 calendar days of city finding all other permit requirements met . . . 362.25
 - d. Application received 61 to 90 calendar days late or payment received after 60 calendar days but on or before 90 calendar days of city finding all other permit requirements met . . . 450.50
 2. Renewals:
 - a. Payment received on or before August 31 . . . 185.75
 - b. Payment received after August 31 but on or before October 1 . . . 274.00
 - c. Payment received after October 1 but on or before November 1 . . . 362.25
 - d. Payment received after November 1 but on or before December 1 . . . 450.50