

Possible Changes to Enforcement of Rentals in Single-Family Neighborhoods

Changes to automation of point system

- Begin providing warning letters to the landlords when the first point is issued in addition to when 3 points have been issued (the 3-point warning letter is required by code). (Implement 2006.)
- List the number of properties that received 1, 2, 3, 4, 5 or 6 points and show those on web (Implement 2006 or 2007 depending on timetable to automate this.)
- Upgrade the Accela tracking system so the database tracks point accumulations automatically. (Implement 2006.)

Changes to point system rules

- Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months (residents have recommended we change this to 3 years). (Amend ordinance and implement during 2006.)
- Change permits so permit numbers continue when renewed (consistent with changing ordinance so points last longer than one year). (Implement 2006)
- Solid Waste to begin issuing points (has begun) and acquire software and equipment to be able to track their warnings, citations and points. (Implement 2006 or 2007 when Solid Waste budget allows.)
- Neighbors have requested that points stay with property – Legal indicated must run with permit, not property

Increase Fine Levels and Landlord Permit Fees and Staff Resources

- Increase landlord permit fees to \$150 annually. (Amend ordinance during 2006, provide advance notice to landlords fall 2006, charge higher fees January 2007.)
- Use additional fee revenue to add 3 FTE positions and one two-year position. (Add positions during summer 2006 budget adoption.)
- Add overoccupancy to civil citation chart -- \$200 fine. (Implement 2006.)
- Eliminate LLP fee reduction in Enterprise Zone (Amend ordinance 2006, provide notice to landlords in Enterprise Zone fall 2006, charge full fees in Enterprise Zone January 2007.)
- Make LLP and Solid Waste violations enforceable to CEB. (Implement 2007.)

Changes to How Information is Provided

- Automate review of all transfers of properties within the RSF-1, -2, -3 and -4 zoning districts (all the single-family districts) so that information can be provided regarding rental rules and landlord permit requirements whenever properties transfer. (Implement 2007.)
- Request Realtors provide notices prior to or at closing regarding City rules regarding rental properties in single-family districts – legal indicates we cannot require. (Implement 2007.)
- Send annual packet regarding single-family rental rules to all Realtors and management organizations. (Implement 2007.)
- As Solid Waste Includes “Lets Talk Trash” brochure with GRU bill mailings to new customers in single-family areas, include rental rules brochure. (Implement 2006.)

Other Recommendations for Change

- Amend noise ordinance so warnings last 180 days (making it easier for GPD to issue citations). (Amend ordinance 2007.)
- Amend chapter 2 civil citation process to be modeled on chapter 15 language regarding citations after warnings. (Amend 2007.)
- Strongly urge UF and Santa Fe to issue penalties to students based on off-campus violations (staff has met with UF and Santa Fe, and UF is discussing ways to participate in this for most

extreme or most repeated violations, and UF/Santa Fe have discussed with staff the possibility of participating in mediation on most severe violations or repeated violations). (Ongoing.)

- Add laptops in cars to increase officer efficiency. (City Commission approved funding and purchase is underway.)
- Adopt a specific ordinance prohibiting indoor furniture on lawn or porch and anything on roof. (Staff has drafted and will submit agenda item by summer 2006.)
- Require landlord permits to include names of tenants and listing of vehicles and license plate numbers for each tenant (and require landlords to amend their permits anytime tenants change). Create user accounts so landlords can update information electronically. (Implement when automation allows, hopefully during 2007.)
- Monitor stricter Deland definition of single-family. (Ongoing)
- Add restitution and community service as additional sanctions for noise violations. (Amend ordinance 2007.)
- Adjust CEB subpoena process by amending CEB rules. (Implement 2007.)
- Make over-occupancy easier to enforce by changing the definition of guest to be 15 days out of 30 (presently guest can stay 30 days out of 90). (Implement 2007.)

3/31 Update

Current Staff				Proposed Staff				Minimum Permit Fee Necessary to Meet This Level of Staffing		
		Each	Total			Each	Total			
1	Manager	\$65,570.00	\$65,570.00	1	Manager	\$65,570.00	\$65,570.00		\$156.65	
1	Senior Staff	\$39,306.00	\$39,306.00	1	Senior Staff	\$39,306.00	\$39,306.00			
2	Supervisor	\$54,528.00	\$109,056.00	2	Supervisor	\$54,528.00	\$109,056.00			
1	Staff II	\$35,830.00	\$35,830.00	1	Staff II	\$35,830.00	\$35,830.00			
10	Officer	\$49,001.20	\$490,012.00	13	Officer	\$49,001.20	\$637,015.60			
0	Permit Clerk	\$33,882.00	\$0.00	1	Permit Clerk	\$33,882.00	\$33,882.00			
15	EMPLOYEES		\$739,774.00	19	EMPLOYEES		\$937,659.60			
Current FY 2006 Budget				Proposed Budget						
Personnel	Operation	Capital	Total	Personnel	Operation	Capital	Total	Additional \$ Needed to Fund Extra Staff		
\$739,774.00	\$104,280.00	\$10,681.67	\$854,735.67	\$937,659.60	\$134,159.00	\$36,406.12	\$1,108,224.72	\$253,489.05		
Per Employee			Per Employee	Per Employee		Per Employee				
\$6,952.00			\$712.11	\$7,061.00		\$1,916.11				
Current Funding for LLP vs. Non-LLP Issues				Proposed Funding for LLP vs. Non-LLP Issues						
Current Funding of Personnel from LLP Fee	Current Funding of Operation from LLP Fee	Current Funding of Capital from LLP Fee	Current Total Funding from LLP Fee	Proposed Funding of Personnel from LLP Fee	Proposed Funding of Operation from LLP Fee	Proposed Funding of Capital from LLP Fee	Proposed Total Funding from LLP Fee	Difference of Current vs. Proposed		
\$214,470.98	\$30,232.25	\$3,096.77	\$247,800.00	\$412,356.58	\$60,111.25	\$28,821.21	\$501,289.05	\$253,489.05		
				\$424,136.44	\$60,684.84	\$16,467.77	\$501,289.05			
Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Proposed Personnel Budget for Non-LLP Issues	Proposed Operation Budget for Non-LLP Issues	Proposed Capital Budget for Non-LLP Issues	Proposed Total Budget for Non-LLP Issues	Difference of Current vs. Proposed		
\$525,303.02	\$74,047.75	\$7,584.90	\$606,935.67	\$525,303.02	\$74,047.75	\$7,584.90	\$606,935.67	\$0.00		
				\$513,523.16	\$73,474.16	\$19,938.35	\$606,935.67			
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued Outside of Enterprise Zone	Total LLP Issued in Enterprise Zone (1/2 off)	Current LLP Fee	Current LLP Fee in Enterprise Zone	Current Total Collected for Non-Enterprise Zone LLP Fee	Current Total Collected for Enterprise Zone LLP Fee	Current Total Collected for LLP Fee	
1700	2100	3200	2700	500	\$84.00	\$42.00	\$226,800.00	\$21,000.00	\$247,800.00	
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued	Total LLP Issued in Enterprise Zone (1/2 off)	Proposed LLP Fee	Proposed LLP Fee in Enterprise Zone	Proposed Total Collected for Non-Enterprise Zone LLP Fee	Proposed Total Collected for Enterprise Zone LLP Fee	Proposed Total Collected for LLP Fee	Additional \$ Available to Fund Personnel, Operations, & Capital for LLP Purposes
1700	2100	3200	3200	0	\$156.65	\$78.33	\$501,289.05	\$0.00	\$501,289.05	\$253,489.05
					\$163.22	\$81.61	\$522,289.05	\$0.00	\$522,289.05	\$274,489.05

Landlord Point Issues:

1. Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months

CE strongly supports this concept. Please note the table below which interpreted reflects the current 12 month process stops at a minimum 6 months short of being a strong tool for enforcement. Extending the process to a 24 month tracking is even more fruitful. It should be noted the table below is compiled to reflect the accumulation of points starting at a fixed and ending in the same manner. This is not thought to be the most efficient process but without the assistance of a professional programmer it reflects what a minimal change would produce in terms of increased fruit for enforcement effort. It is the division recommendation that further study by professionals should be considered.

Extending the time assessed points stay on a landlord permit must be believed to be a strong deterrent to continued unacceptable behavior. The table below looks at the points assessed on approximately 3210-rental properties citywide during the noted time frames.

TYPE OF NOTICE	SINCE 8/1/06	LAST 18 MONTHS	LAST 24 MONTHS
CIVIL CITATION WARNING	224	591	1254
CIVIL CITATION	0	0	4
VEHICLE TOWED (CODES IMPOUND)	0	0	16
VEHICLE STICKERED FOR TOW	6	14	42
NOTICE OF VIOLATION	731	1562	2139
ANNUAL TOTAL POINTS	961	2167	3455

The next table reflects the number of rental units receiving points accumulated in the noted time frames.

	1PT	2PT	3PT	4PT	5PT	6 OR MORE PT
12 MONTH	123	818	3	52	16	1
18 MONTH	173	1081	3	82	0	53
24 MONTH	212 (7%)	7	4	108	0	73 (2%)

Accumulated Points Over Varying Time Frames	
Total Properties Accumulating Points In A 12 Month Period	1013
Total Properties Accumulating Points In An 18 Month Period	1392
Total Properties Accumulating Points In A 24 Month Period*	1788
*It should be noted that this time frame incorporates the beginning of a new program and may therefore reflect less activity than would be normally anticipated under the current application of the ordinance.	

At this point given the current data and the current point in the research process it is the recommendation of Code Enforcement that 24 months be selected as the acceptable timeframe for point carry over.

UPNA Requests in Addition to or Different from Staff Recommendations

1. Make the suspension of a landlord license automatic for six months with the accumulation of six points--but with the right of appeal to the Code Enforcement Board. Remove any occupational slotting for membership on the Board.

2. Amend the landlord point system so that each point stays with the property for three years.

3. Associate points to the property, so that they are not cleared upon sale of the property.