


**CITY OF  
GAINESVILLE**

**INTER-OFFICE  
COMMUNICATION**

**DATE:** June 16, 2005  
**TO:** Thomas D. Saunders, Community Development Director  
**FROM:** Jim Garrett, Code Enforcement Manager   
**SUBJECT:** Summary of Landlord and Dangerous Building Enforcement

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**Landlord Point System**

The City Commission recently adopted a system for assigning points to landlord permits when violations of City ordinances occur. Landlord permits receive points based on violations of ordinances such as front yard parking, yard trash and noise. Points accrue during the time frame starting August 1<sup>st</sup> and ending July 31<sup>st</sup> the following year. After 3 points a landlord receives a warning letter, and permits that accrue 6 or more points are subject to revocation. This new ordinance appears to be successful in attracting landlords' attention to their rental property conditions. In FY04, 27 landlords were notified they had received 3 or more points, all resulting in substantial compliance. 22 landlords have been notified to date this fiscal year, and one landlord permit is currently in the revocation process.

**Single Family Rental Inspections**

The Code Enforcement Division provides routine housing inspections of rental houses each year. Each year, inspections are divided between rentals in the Context Area and a neighborhood selected on the east side. The target number of inspections for each area is 135 inspections.

Code Enforcement has also added 2 rental officers allowing proactive enforcement of rentals located within single-family neighborhoods. Complaints are typically assigned to zone officers which allow rental neighborhood officers to be proactive. Rental officers address issues such as landlord permits, housing code violations, parking violations and other code related issues that may be observed or come by referral. The rental officers have assigned areas that are divided by NW and SW 13<sup>th</sup> Street.

Code Enforcement is currently making routine inspections in the area South of East University Avenue to SE 8<sup>th</sup> Avenue and East of Williston Road to SE 27<sup>th</sup> Street. Inspections began 3 weeks ago and 30 rental properties with violations of the housing code have been inspected and cited to date. The neighborhood officer is making parallel inspections of owner occupied properties to insure the enforcement is uniform and neighborhood cleanup is complete.

Currently efforts are focused on compiling data collected to catalog the 148 problem properties identified. Such effort will allow systematic abatement and efficient use of recourses.

Since the completion of the survey, 7 dangerous buildings have been demolished, demo permits are pending on 2 additional properties, 14 properties have either been heard before the Code Enforcement Board or have cases pending and 3 owners of dangerous buildings have signed demo consent agreements with Code Enforcement.

\$70,378.08 in liens have been filed on properties that have been administratively abated.

JG:jg