





City of Gainesville
Code Enforcement Division

306 NE 6th Avenue
Gainesville, FL 32602-0490
Phone: 352.334.5030
Fax: 352.334.2239

To: Honorable Mayor and Commissioners

From: Jim Garrett, Code Enforcement Manager 

Via: Russ Blackburn, City Manager
Tom Saunders, Community Development Director 

Date: October 17, 2006

Re: Point System Notification

At the October 9, 2006 City Commission meeting you asked whether courtesy letters should be provided to landlords each time a warning or citation is issued on rental properties. This was to insure landlords are aware each time they accumulate a point on their landlord license. I have looked at the history of warning notices and the impact they have on the workload of the division. Looking at our data I am able to see that the proposed notification process (phone calls, follow up work) will require a commitment of time that equals approximately 40% of one officer's time. The addition of warnings at the 2pt., 4pt. and 5pt. intervals would increase that commitment to approximately 70% of one officer's time.

The data that we currently have indicates that only 7% of the landlords who received an official warning for points at the 3 point level were cited for additional offenses. I would hope that that this trend will continue but we will see this decline in violations occur at the one point level.

It is my recommendation that we notify owners at the 1st, 3rd and revocation stage while looking to implement web posting of points as soon as practical from a technological point. Web posting would provide 24/7 access for owners while reducing workload and keeping officers in the neighborhoods to provide the best benefit to the citizens.