

MEMORANDUM

TO: GAINESVILLE CITY COMMISSION

FROM: GAINESVILLE STUDENT COMMUNITY RELATIONS ADVISORY BOARD

RE: OFFICIAL RECOMMENDATION RE LANDLORD TENANT ORDINANCE

DATE: APRIL 24TH, 2018

The Gainesville Student Community Relations Advisory Board, in a continual effort to be a knowledgeable liaison between the city commission and both students and non-students of Gainesville, hereby recommends the adoption of a Local Ordinance, pursuant to Article 8 §2(b) of the Florida Constitution, expressly including the provisions listed below:

1. Required minimum 48-hour notice provided to tenants before a landlord can show leased real property.
2. Requirement that all showings of leased properties take place between the hours of 9AM and 5PM.
3. Explicit restriction on the number of times landlords may show leased properties in the first half of the lease's duration (≤ 2 times per month with ≥ 48 -hour notice).
4. Explicit penalty (2 month's rent OR double tenant's damages, whichever is greater, PLUS attorney's fees) for disregard of the ordinance.
5. Requirement for landlords to include the name of this ordinance and where it can be found online in every lease (Minimum size 12 font, bolded and underlined) OR require landlords to attach the entire ordinance to every lease in Gainesville.
 - a. Example: **The City of Gainesville has enacted a "Landlord Tenant Law" that provides additional rights to tenants in the City. This "Landlord Tenant Law" can be found on the City of Gainesville's website at www.cityofgainesville.com/landlordtenantlaw.aspx**
6. \$200 Fee, paid to tenant, if ordinance is not attached to the lease or properly referenced.
7. Restriction on landlord's ability to contract out of this local law or indemnify through contract.
8. Identify that "the proper remedy for these damages is through civil court."
9. Inform the reader of the ordinance that "Student Legal Services (in the Reitz Union) is available to help with this process at little to no charge for University of Florida students."
10. Provide for prevailing party Attorney's Fees

Acknowledging that Gainesville is a unique market where transient student tenants have limited bargaining power, the Gainesville Student Community Relations Association Board believes a landlord tenant ordinance with the above provisions is immediately necessary.