



## Legislation Text

---

File #: 130508, Version: 2

---

### Residential Leases and Models of University Cities (NB)

**This item is a request for the City Commission to accept the report from the Community Development Committee (CDC) on the residential leasing issue and remove the item from the CDC Referral list.**

At the joint City of Gainesville and University of Florida meeting held on November 18, 2014, the City Commission referred the residential leasing issue to the Community Development Committee. The Commission wanted the CDC to explore how other university towns deal with leasing issues for students. Students expressed concern that during the transition period between the summer session B and the beginning of the fall semester, many students who have not renewed or requested an extension on their lease may be without housing.

A transition period is defined as the period of time between two semesters, when some students are in transition due to graduation, move out, and renewal or termination of housing leases. It is also the same period in which landlords and property management firms are preparing rental apartments or homes for the next tenants. The rental agents may have already committed to rent the apartments and houses to new tenants. If the lease expires prior to end of the semester or graduation, some students may be without housing unless the student or their parents have renewed the lease for the next semester or requested an extension on the lease. Without a new lease or prearrangement with the rental agent, it is expected that the tenant will move out of the apartment or the home by the last day of the month. If final exams are given during the transition period but after the end of the month, the student must relocate for the transition days; which creates a conflict between the students and the rental agents.

Chairman Carter held a meeting with UF Student Government representatives, landlords, property managers, and property management firms' representatives to discuss the residential leasing issues from the student and property management perspectives. The results of the meeting were the following actions, which should reduce or eliminate residential conflicts during the transitional period between semesters.

- A. The UF Student Government Association representatives agreed to provide a UF calendar for the next four (4) years to property managers, property management firms, and landlords so they may better prepare for these transitional periods;
- B. UF Student Government Association agreed to encourage students and parents to seek assistance in understanding the leases prior to executing them with the landlords, property managers, and property management firms.
- C. The UF Student Government Association, the landlords, property managers and management firms agreed to encourage students and their parents to discuss move-out issues and leasing extensions prior to the actual expiration of the lease to address transitional issues between the semesters.
- D. The property managers, landlords, and the management firms' representatives agreed to encourage students

and parents to read their leases carefully prior to the execution of the leases so that they have a better understanding before they sign.

The CDC accepted the report from Chairman Carter and agreed that the items could come back to the CDC as further issues develop but request that this item be removed from the City Commission referral list at this time.

There is no fiscal impact to the City for this action.

The City Commission accept the report from the CDC on residential leasing issues and remove the item from the referral list.