



Legislation Details (With Text)

File #: 201147. **Version:** 2 **Name:**
Type: Ordinance **Status:** Adopted
File created: 4/22/2021 **In control:** City Attorney
On agenda: 6/3/2021 **Final action:** 6/17/2021
Title: Code Amendments Regarding Residential Rental Unit Permits (B)
Ordinance No. 201147

An ordinance of the City of Gainesville, Florida, amending Chapter 14.5, Article I titled "Residential Rental Unit Permits"; amending Appendix A. titled "Schedule of Fees, Rates and Charges" to revise Residential Rental Unit Permit fees; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing effective dates.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 201147A_Residential Rental Unit Presentation FAQs_20210506, 2. 201147_draft ordinance_20210603, 3. 201147_Ordinance Final_20210617.pdf

Date	Ver.	Action By	Action	Result
6/17/2021	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
6/3/2021	2	City Commission	Adopted on First Reading (Ordinance)	Pass
5/6/2021	1	City Commission	Approved, as shown above	Pass

Code Amendments Regarding Residential Rental Unit Permits (B)

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At the May 6th Regular City Commission Meeting, the Commission discussed desired revisions to the Residential Rental Unit Permit requirements and directed the preparation of this ordinance. This ordinance includes the following: (1) revised definitions to make clear that owner occupied units are not required to obtain a permit; (2) revised definitions to make clear that units that are not owner occupied, but are occupied solely by certain defined persons who are related to the owner are also not required to obtain a permit; (3) creates a re-inspection fee of \$100 to be charged by the City each time an inspection must be re-scheduled due to the owner, agent or occupant not being present; (4) clarified the permit fee language for units that are rented between April 1 - September 30; (5) clarified that energy efficiency requirements for fireplaces apply only to working fireplaces that are not sealed off; and (6) requires only one contact person for purposes of the permit - either the owner or a local agent specified by the owner.

In addition, the Commission requested that staff return with how staff plans to work with Homeowner

Associations and Condominium Associations regarding approvals for required rental unit improvements that are located in shared/common element areas. Upon request by the owner of any regulated residential rental unit, staff will provide information regarding the City's Residential Rental Unit Permit requirements to the Homeowner Association or Condominium Association. Whether a particular Association will approve or allow required improvements to be made within shared/common element areas is a private property matter to be resolved by those parties. If required improvements are not allowed, the unit owner will not be able to obtain a permit from the City. The Commission could consider future ordinance amendments to address such matters.

The City Commission adopt the proposed ordinance.