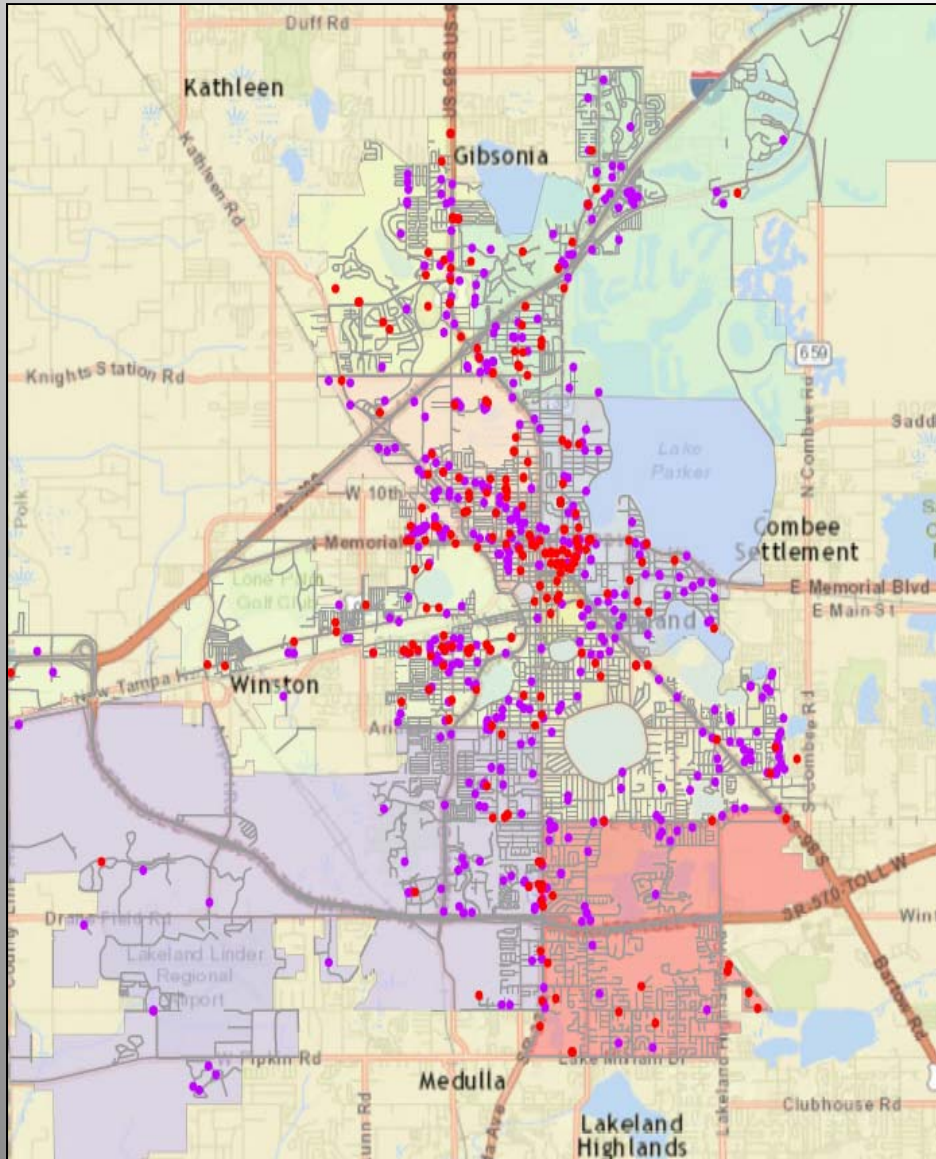


Safe, Attractive Neighborhoods

Registration of Residential Rental Units



The Problem



- Higher Crime
- Poor Housing Stock
- Nuisances
 - Overgrowth
 - Trash and Junk
 - Derelict Vehicles
- High Cost to Neighbors and City

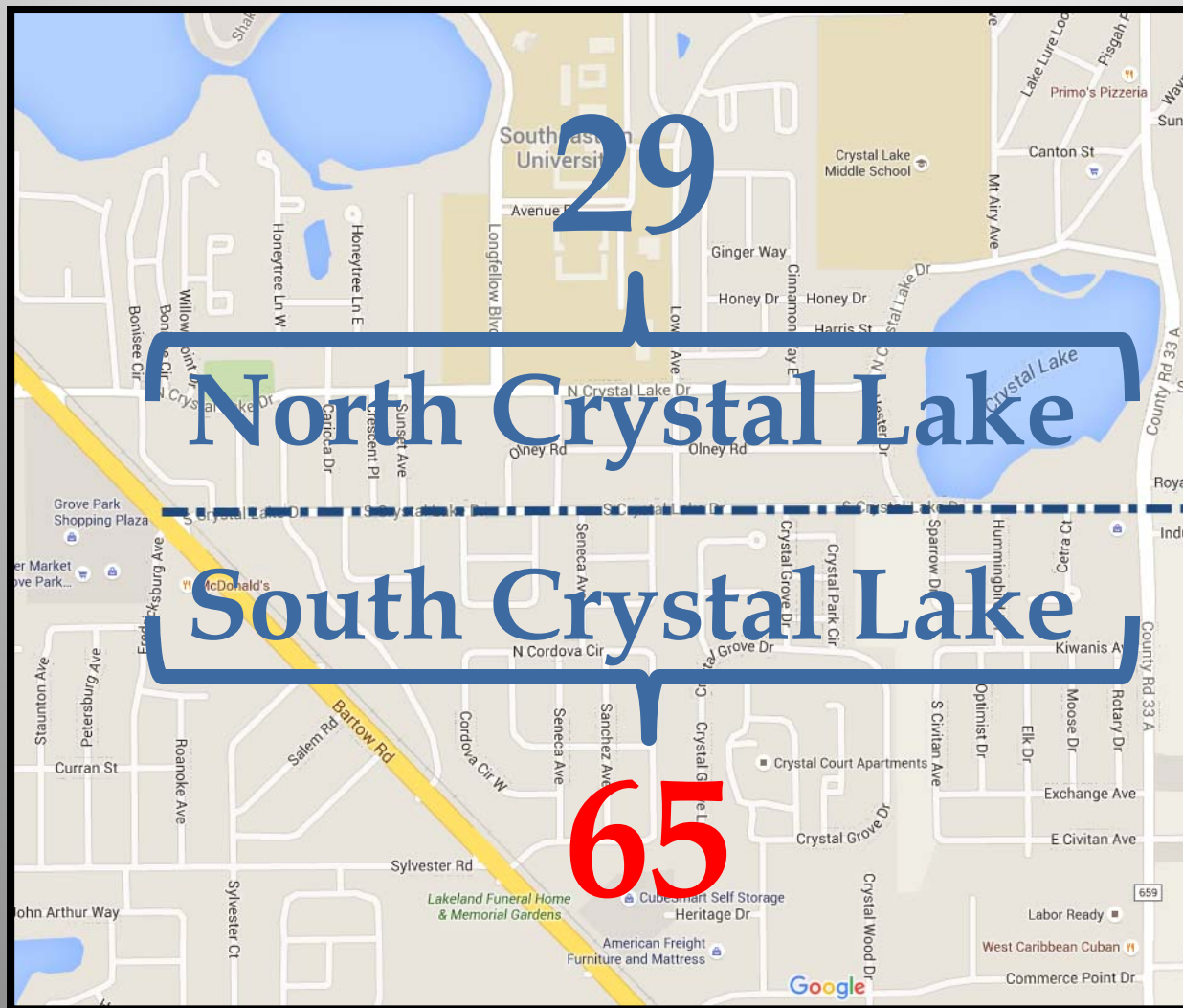
Tale of Two Neighborhoods

LPD Calls for Service 1/1/14 to Present



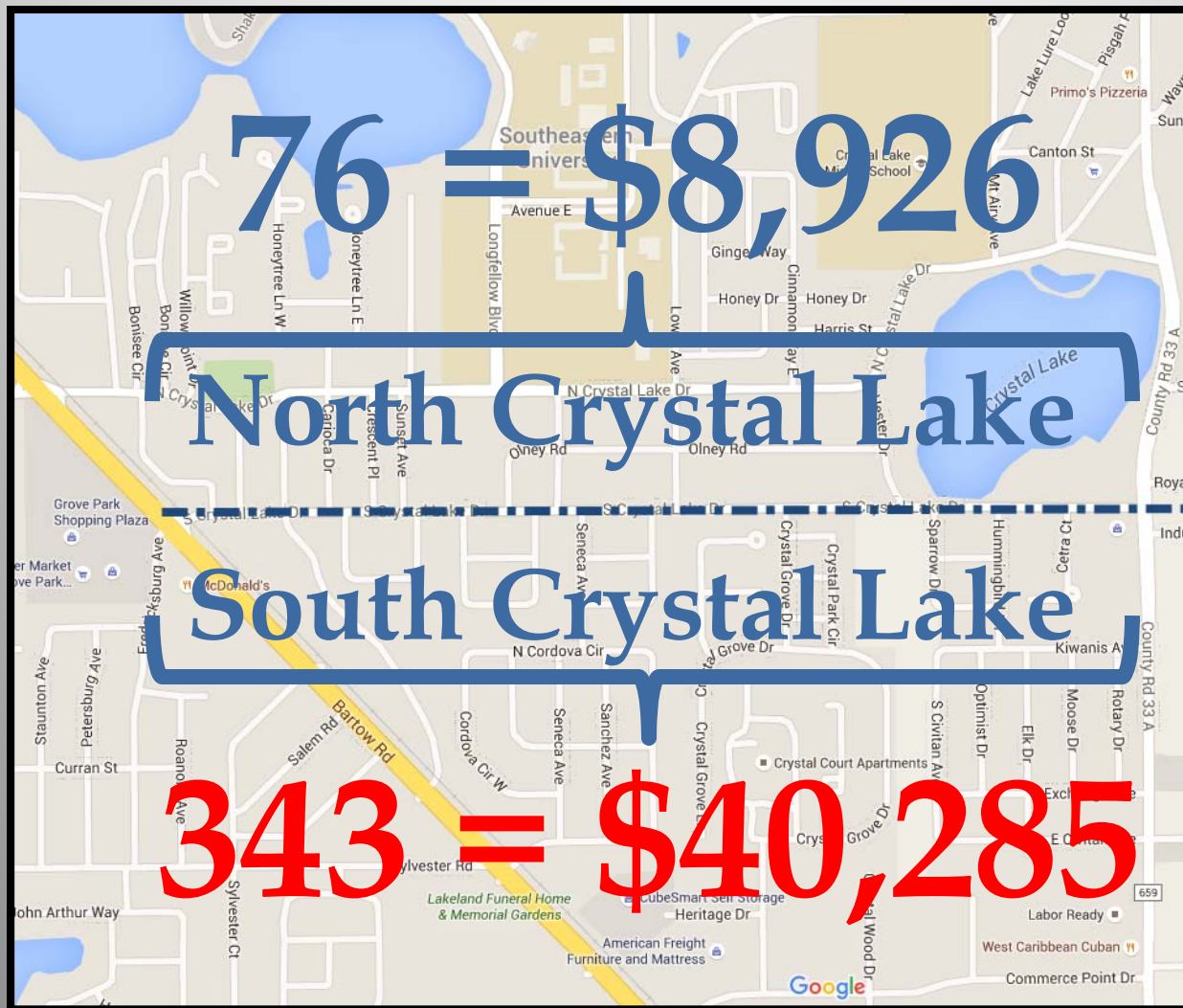
Tale of Two Neighborhoods

Violent Crime 1/1/14 to Present



Tale of Two Neighborhoods

Code Cases 10/1/14 to Present



The Problem

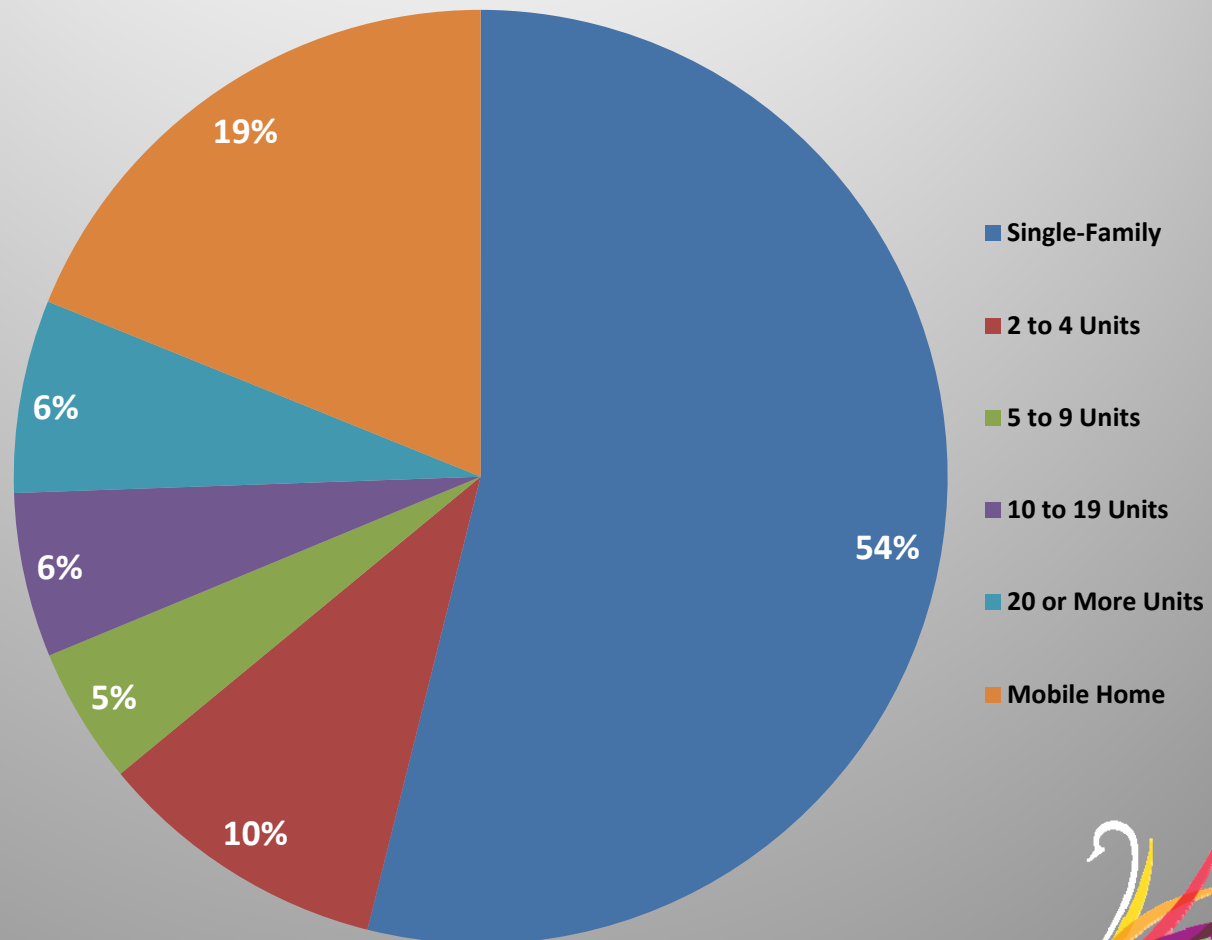
Poor Rental Management →



→ Poor Neighbors

Housing in Lakeland

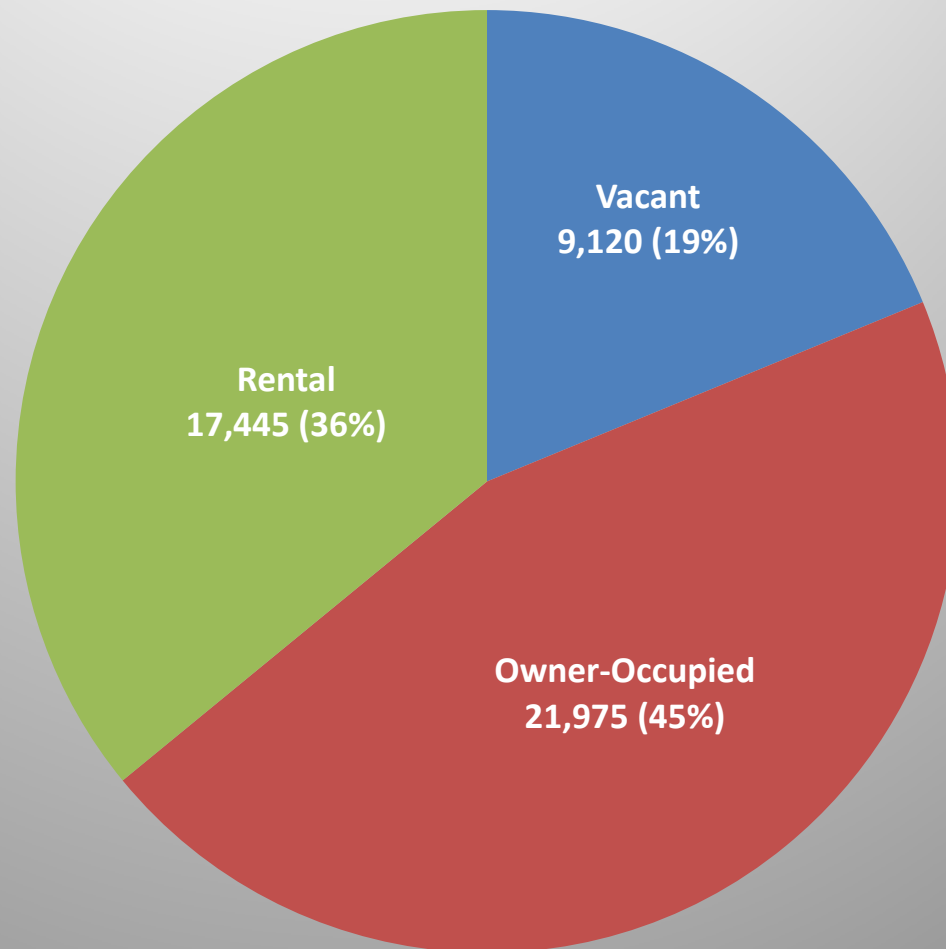
Unit Type*



* Source: 2013 American Community Survey

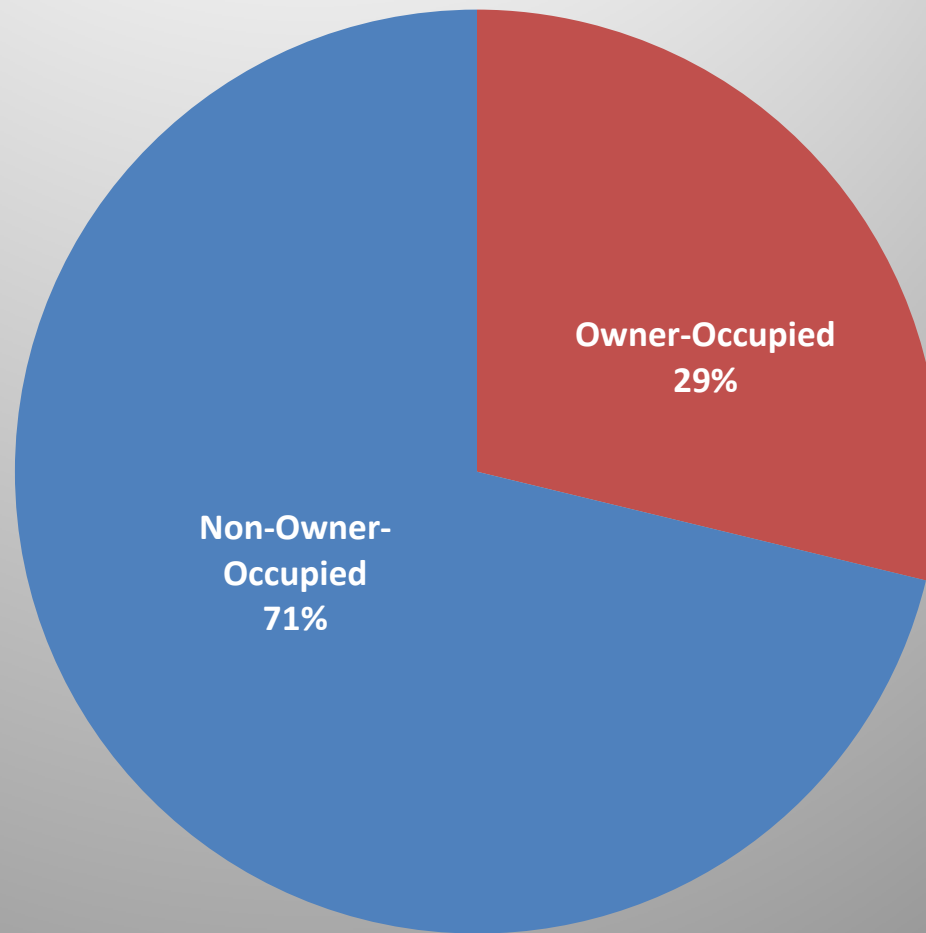
Housing in Lakeland

Occupancy*



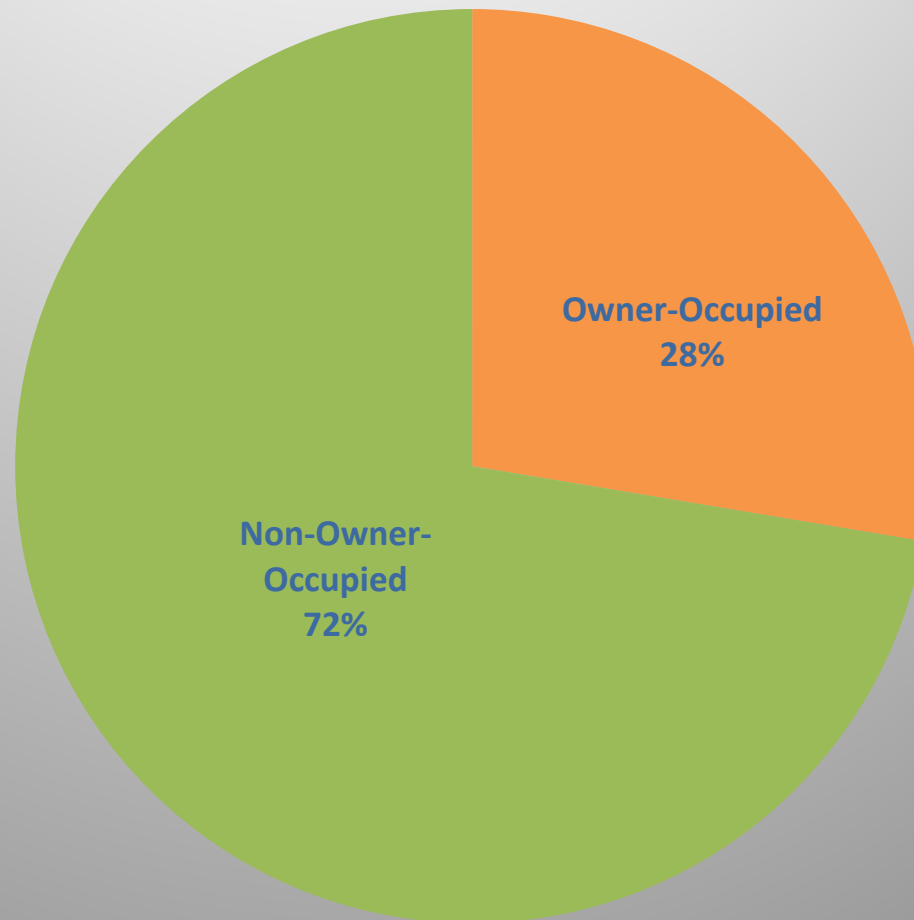
Enforcement Experience

2014 Residential Code Violations



Enforcement Experience

2014 Residential Citizen Complaints



Registration

Registration of rental units has been evaluated and is being advanced as a proactive measure aimed at changing landlord and tenant behavior, and at improving the quality of life for ALL (owners and tenants) who call Lakeland home.

Registration

- Unless exempt, requires registration of all residential rental units.
- Registration to include names, addresses, phone numbers and email addresses of owner, registrant, and local property manager.
- Payment of annual registration fee; annual registration period 10/1 through 9/30.

Exemptions

1. Properties with more than six (6) dwelling units.**
2. Apartment complexes with on-site property management.**
3. Units owned by religious organizations, when used by clergy.
4. Student housing units owned by a public or private college or university.
5. Public housing units owned by LHA (not Section 8).
6. Units reserved exclusively for physically or developmentally disabled.

*** Loss of exemption for repeated violations.*

Requirements of Registrant

Make the following certifications...

- Property manager shall maintain a list of the names of tenants of each dwelling unit registered, and make same available to the City upon reasonable notice.
- Each tenant has been provided a copy of:
 - Florida Statutes on “Residential Tenancies”
 - Lakeland Up to Code Brochure
- Local property manager available in case of emergency.



Maintenance Requirements

Compliance with...

- Ordinance 3947 (Housing Code)
- Chapter 86 (Overgrowth, Junk, Trash, Debris)
- Ordinance 4134 (Derelict Vehicles)
- Ordinance 5425 (Land Development Code)
 - Commercial Vehicles
 - Boats, Trailers, RVs
 - Fences
- Chapter 10 (Animals)
- Chapter 70 (Noise)

Inspections

- Exterior inspection at least once every three (3) years.
- Interior inspection:
 - Complaint from occupant (same as at present).
 - 3+ code violations cited in any 12 month period.
 - Finding of 2+ specific nuisance-type violations by CEB or HO in any 12 month period.
 - Occupant(s) of units charged with 2+ crimes in any 12 month period.
 - Reasonable cause to believe conditions constitute imminent threat to occupant(s) or public.

Enforcement

- Hearing Officer & Code Enforcement Board
 - Notice
 - Reasonable Time to Comply
 - Hearings
 - Orders
 - Fines

Denial & Revocation

The Director may deny issuance of or revoke any registration if it is determined:

- Applicant has made material misrepresentations or otherwise violated the ordinance.
- Violation(s) of nuisance codes in 18-106 (b) 3. which remain uncorrected 90 days after finding and order to comply by CEB or HO.
- Repeated violations of nuisance codes in 18-106 (b) 3. by same owner at same or different locations:
 - 6+ in any 12 month period
 - 9+ in any 24 month period
 - 12+ in any 36 month period

Appeals

- Appeals of decisions by HO or CEB same as at present, i.e. 30 days to Circuit Court.
- Appeal of registration denial and revocation to Director within 10 days of notice of same, to be heard by CEB within 30 days.
- CEB shall consider:
 - Unit's occupancy and history.
 - Owner's past history of violations.
 - Owner's efforts to correct violations, including actions to terminate lease and recover possession of the unit.

Fee Structure

- Annual base registration fee set to fund administration of program as follows:

Number of Units Registered	Base Fee Per Unit Registered
1	\$15.00
2-3	\$12.00
4+	\$10.00

- Units calculated per parcel or per owner provided owner seeks to register or renew all commonly owned units at the same time.
- Maximum base fee \$250.00.
- Fee collection delayed until registration period beginning 10/1/2018.

Fee Structure

- Additional performance-based fees assessed for code violations cited as follows:

Number of Code Violations Cited	Fee
0-1	\$0.00
2-3	\$150.00
4-5	\$300.00
6+	\$500.00

- Violations cited calculated for the registration period immediately preceding the renewal period for the registration being renewed.
- Total enforcement actions (cases) against the subject parcel.

Questions

