

ITEM #47⁽²⁾

ADDITIONAL MATERIAL

Public Hearing

JUNE 14, 2022

**SUBMITTED AT THE REQUEST OF
OFFICE OF THE COUNTY ATTORNEY**

1 ~~commencing on or after May 1, 2022, and shall not apply to or supersede the terms of~~
2 ~~any residential tenancies or renewals, where the terms are binding on landlords and~~
3 ~~tenants, that existed prior to May 1, 2022~~ and prospectively to existing residential
4 tenancies with renewal dates on or after September 1, 2022. The provisions of this
5 division do not apply to the rental of mobile home lots governed under Chapter 723,
6 Florida Statutes, or to “transient public lodging establishments” or “vacation rentals”
7 licensed under Chapter 509, Florida Statutes. This section only regulates the landlord
8 tenant relationship under Chapter 83, Florida Statutes; nothing in this section shall be
9 construed to constitute regulation of public lodging establishments.

10 Section 3. Section 20-106 of the Broward County Code of Ordinances is hereby
11 amended to read as follows:

12 **Sec. 20-106. Enforcement.**

13 This ~~article~~ division may be enforced by code enforcement officers, including
14 municipal code enforcement officers, and any law enforcement agency having jurisdiction
15 of the area within which the residential tenancy at issue is located, pursuant to
16 Section 125.69 and Chapter 162, Florida Statutes, or any applicable municipal code
17 enforcement provision.

18 Section 4. Chapter 20 of the Broward County Code of Ordinances is hereby
19 amended to create Division 2, Sections 20-107 through 20-112, to read as follows:

20 [Underlining omitted]

21 **DIVISION 2. TENANT’S BILL OF RIGHTS AND NOTICE OF LATE FEES**

22 **Sec. 20-107. Title.**

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Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in
underscored type are additions.

1 This ordinance, as fully set forth in Sections 20-107 through 20-112 of the Broward
2 County Code of Ordinances, shall be known and may be cited as the “Tenant’s Bill of
3 Rights and Notice of Late Fees Ordinance.”
4

5 **Sec. 20-108. Applicability.**

6 (a) The provisions of this division shall apply countywide, unless in conflict with
7 an applicable municipal ordinance, pursuant to Section 11.01 of the Broward County
8 Charter. Unless otherwise provided, nothing in this division shall be construed to relieve
9 a person from compliance with applicable county or municipal regulations. The provisions
10 of this division shall apply prospectively from September 1, 2022, and shall apply to any
11 new Rental Agreement entered into after that date and to any renewal or extension of an
12 existing Rental Agreement with a term that commences after that date.

13 (b) The Tenant’s Bill of Rights and Notice of Late Fees Ordinance only applies
14 to residential tenancies subject to Chapter 83, Florida Statutes, and does not apply to
15 rentals within mobile home parks governed under Chapter 723, Florida Statutes;
16 short-term rentals of residential units with non-recurring rental terms of thirty (30) days or
17 fewer; or rentals of ~~properties~~ transient public lodging establishments regulated under
18 Chapter 509, Florida Statutes. This Tenant’s Bill of Rights and Notice of Late Fees
19 Ordinance only regulates the landlord tenant relationship under Chapter 83, Florida
20 Statutes; nothing in this ordinance shall be construed to constitute regulation of public
21 lodging establishments.

22 **Sec. 20-109. Definitions.**

23 *Landlord* means any individual, firm, corporation, or other organization or group of
24 persons however organized that is shown as the lessor, landlord, or property owner under

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