

OFFICE OF MANAGEMENT AND BUDGET

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MEMORANDUM

May 24, 2022

TO: Board of County Commissioners

FROM: Norman Foster, Director *Norman Foster*
Office of Management and Budget

SUBJECT: Proposed Ordinance Amending Chapter 20 of the Broward County Code of Ordinances, Creating Article IV, Sections 20-107 through 20-112 of the Code, Relating to Residential Tenancies, Requiring Residential Lessors and/or their Agents to Provide Tenants with a “Tenant’s Bill Of Rights” Document, Requiring Written Notices Relating Rental Late Fees, and Providing for Enforcement

Summary

The proposed ordinance would create a new division of County Code of Ordinances known as the “Tenant’s Bill of Rights and Notice of Late Fees”. This division includes language relating to the applicability, definitions of terminology, landlord notice requirements, late fee notices, landlord requirements, and enforcement.

Fiscal Impact

There are approximately 262,000 rental units in Broward County, of which 2,350 rental units are in the unincorporated area. Countywide, there are more than 1,500 apartment management companies, in addition to many independent landlords of single and multi-family units. Approximately 1,000 landlords are registered in the unincorporated area. Broward County would only be responsible for the enforcement in the unincorporated area, enforcement within cities would be the responsibility of the respective municipality.

Rentals in BMSD are mainly single family and duplexes (not large apartment complexes) owned by private landlords. Investigations and special magistrate proceedings require significant staff resources to document, notice, hold hearings, and provide follow up. The fiscal impact of the proposed ordinance is estimated at approximately \$73,000, which represents the annual cost of salary and benefits for a code enforcement inspector. Funding for any additional staff would have to be from BMSD tax and other revenues.

NF:no

