

1 of a health and safety violation or an emergency; and

2 **WHEREAS**, it is in the best interest of the health and
3 safety of the citizens of Margate that any violations are
4 cured as quickly as possible and that residential long-term
5 rental properties be included within the Residential Rental
6 Unit Inspection Program which will enable the City to have
7 better contact information for owners; and

8 **WHEREAS**, it is necessary to off-set the City's cost for
9 the Residential Rental Unit Inspection Program; and

10 **WHEREAS**, the City Commission of the City of Margate
11 therefore finds it to be in the best interests of the health,
12 safety, and welfare of the citizens of Margate to include all
13 rented residential dwelling units, which are rented for a
14 long-term, including but not limited to townhomes, rowhouses,
15 duplexes, and triplexes, within the Residential Rental Unit
16 Inspection Program and to impose a registration fee; and

17 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**
18 **THE CITY OF MARGATE, FLORIDA THAT:**

19 **Section 1.** The foregoing "WHEREAS" clauses are
20 hereby ratified and confirmed as being true and correct, and
21 are hereby incorporated herein and made a part hereof.

22 **Section 2.** That Chapter 9 - Buildings, of the City

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1 of Margate's Code of Ordinances, is hereby amended to provide
2 for new Article V, Residential Rental Unit Inspection Program
3 as follows:

4 Article V - Residential Rental Unit Inspection Program

5 Sec. 9-36 *Purpose and intent.* This Article shall be known
6 as the "Residential Rental Unit Inspection Program" The
7 purpose of the Program is to create a database of current
8 and accurate information required to contact a property
9 owner, or designated entity, regarding health or safety
10 violations, minimum housing code complaints, or emergency
11 situations at long term residential rental units. The
12 Program's further purpose is to conduct long-term rental
13 property inspections to address substandard maintenance of
14 these properties, promote greater compliance with the City's
15 Property Maintenance Standards, protect property values, and
16 preserve the quality of neighborhoods and available housing.

17

18 Sec. 9-37 *Definitions.* The following words, terms and
19 phrases, when used in this article, shall have the meanings
20 ascribed to them in this section, except where the context
21 clearly indicates a different meaning. Where words have not

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1 been defined, the most recent edition of the Merriam-Webster
2 Unabridged Dictionary shall prevail.

3 (a) *Agent or Managing Agent* means the individual or
4 individuals designated, in writing, by the owner as the
5 person(s) authorized by the owner to perform any duty
6 imposed upon the owner by this Section.

7 (b) *Certificate of Inspection* means the document issued by
8 the City's Rental Coordinator attesting that the rental
9 unit has been properly inspected in accordance with this
10 Article.

11 (c) *Enforcement Officer* means any law enforcement officer,
12 building official, zoning inspector, code enforcement
13 officer, fire inspector, building inspector, or other
14 person authorized by the City to enforce the applicable
15 code(s).

16 (d) *Inspectee* means the person to whom the Certificate of
17 Inspection is issued pursuant to this Section. The term
18 "inspectee" includes within its definition the term
19 "agent" where applicable.

20 (e) *Inspection year* means one calendar year from the date
21 of the issuance of a Certificate of Inspection.

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1 (f) *Landlord* means one or more persons, jointly or
2 severally, in whom is vested all or part of the legal
3 title to the premises or all or part of the beneficial
4 ownership and a right to the present use and enjoyment of
5 the premises, including a mortgage holder in possession
6 of a rental unit. Also see Owner.

7 (g) *Lease* shall mean any agreement or other
8 arrangement, written or otherwise, offered by a landlord
9 to a lessee in order to lease, sublease, rent, license,
10 sublicense, or allow occupancy of a residential rental
11 unit. This shall exclude a lease that is for a "vacation
12 rental" as defined by Florida Statutes.

13 (h) *Lessee* shall mean a person to whom a lease,
14 sublease, license, or residential rental agreement is
15 granted, whether written or oral.

16 (i) *Owner* shall mean every person, entity, Landlord, or
17 mortgagee, who alone or severally with others:

- 18 1. Has legal title to any rental dwelling, dwelling
19 unit, mobile dwelling unit, building, structure,
20 parcel of land, Vacant or otherwise, including but
21 not limited to, a mobile home; or

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1 2. Has legal care, charge or control of any
2 dwelling, dwelling unit, mobile dwelling unit,
3 building, structure or parcel of land, Vacant or
4 otherwise, including a mobile home, in any capacity,
5 including but not limited to, agent, executor,
6 executrix, administrator, administratrix, trustee or
7 guardian of the estate of the holder of legal title;
8 or

9 3. Is a mortgagee in possession of any such
10 property; or

11 4. Is an agent, trustee, or other person appointed
12 by the courts and vested with possession or control
13 of any such property or through the production of a
14 power of attorney providing for such authorization
15 shall be filed with this application.

16 The Property Manager shall not be considered the Owner.

17 (j) *Person* means any individual, firm, corporation,
18 partnership, association, trust or other legal entity, or
19 any combination thereof.

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1 (k) *Property Manager* means any party designated by the
2 Owner as responsible for inspecting, maintaining and
3 securing the property as required in this Section.

4 (l) *Rental Property* means, for this Article only, any
5 structure or portion of a structure within the City of
6 Margate which is occupied by someone other than the Owner of
7 the real estate for residential or commercial purposes,
8 including but not limited to the following: boarding homes,
9 mobile homes, mobile home spaces, town homes, and condominium
10 unit(s), and for which the Owner receives any value or
11 consideration, including but not limited to money, or the
12 exchange of goods or services, regardless of the relationship
13 between lessor and lessee. *Evidence of rental shall be*
14 *presumed* when any information that on its own or combined
15 with other documentation would lead a reasonable person to
16 believe that the property is rented. This definition shall
17 exclude "vacation rental" as defined by Florida Statute
18 Section 509.242(1)(c).

19 (m) *Residential rental unit* shall mean a Residential
20 one-dwelling unit rental, including individual
21 condominium units, two-dwelling-unit premises and/or
22 boarding homes. In the case of a two-dwelling unit where

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1 the owner occupies one of the units, the unit the owner
2 occupies shall not be considered a rental unit but must
3 register the second unit as a rental unit. For the
4 purposes of this chapter, any residential unit, one-
5 dwelling unit or two-dwelling unit, where the unit is not
6 occupied by the owner of the property, even if rent is
7 not being charged or collected, shall be considered a
8 rental unit. Residential rental unit shall not include
9 any dwelling unit that is owned by a federal, state, or
10 local housing program or the federal Department of
11 Housing and Urban Development, hotels, motels, public
12 lodging establishments, as defined in Section 509.013,
13 Florida Statutes, any community residential facility
14 licensed and inspected by the state of Florida, or
15 "vacation rental" as defined by Florida Statutes Section
16 509.242(1)(c).

17 (n) *Tenant* means a person or persons to whom a rental
18 unit is leased or rented by the inspectee. All children
19 under 12 years of age shall be excluded from the term
20 "tenant."

21 (o) *City Rental Coordinator* means the municipal official
22 or employee designated to receive rental inspection

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1 applications and to issue Certificate of Inspections
2 pursuant to this Section.

3
4 Sec. 9-38 Annual inspection required.

5 All rental units, as defined in this Section, shall
6 hereafter be inspected at least once within a twelve-month
7 period by the Building Department. Rental inspection
8 applications shall be provided for that purpose and shall be
9 obtained from the Building Department. Such inspection shall
10 occur within a twelve-month period as provided herein.
11 Properties registered as a result of Section 40.16(9), as may
12 be amended from time to time, are not subject to this
13 Section. Any owner who is subject to the registration and fee
14 requirements of Section 40.16(9) *Registration of abandoned*
15 *real property*, and has paid the required fees shall be exempt
16 from the registration and inspection fees required under this
17 Article, upon proof of payment.

18

19 Sec. 9-39 Certificate of Inspection required.

20 In the event that a rental unit does not pass
21 inspection, such unit shall not thereafter be granted a
22 Certificate of Inspection. The fact that a unit has failed

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1 inspection shall not relieve the owner of the obligation to
2 register the property in accordance with this Section
3 notwithstanding that the necessary repairs have not been
4 made. However, no Certificate of Inspection shall be issued
5 until such time as the City Rental Coordinator is presented
6 with satisfactory evidence that the property has been
7 reinspected and complies with the code sections referenced in
8 this Article.

9
10 Sec. 9-40 Periodic inspections.

11 (a) Each rental unit shall be inspected at least once in
12 each twelve-month period or upon substantiated complaint
13 filed against the property. An inspection which results
14 in an approval or satisfactory rating shall be valid for
15 one year from the application date.

16 (b) Such inspection shall be carried out in accordance
17 with the following:

18 All rental units shall be inspected by the City to
19 determine compliance with City Code for landscape and
20 exterior maintenance, expired building permits, and
21 unpermitted work.
22

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1 Sec. 9-41 Rental inspection procedures, renewal,
2 transferability

3 (a) The owner of a rental unit which is being inspected
4 for the first time under this Article shall complete the
5 rental inspection application form for the rental unit
6 and tender the prescribed fee. No Certificate of
7 Inspection shall be issued, however, until such time as
8 the property is inspected in accordance with this Article
9 and is found to be without violations and receives a
10 satisfactory rating. The initial Certificate of
11 Inspection shall be valid from the date of issue until
12 the anniversary date of the application.

13 (b) The Certificate of Inspection referred to in this
14 section shall be the document that states that the rental
15 unit has been inspected as required in this Article. The
16 failure to hang the certificate as required by this
17 Article shall constitute a violation hereof.

18 (c) To renew a rental unit Certificate of Inspection, an
19 owner shall file a completed application form and pay the
20 prescribed fee, which shall entitle the owner to continue
21 operating under the existing Certificate of Inspection
22 until such time the City conducts the annual inspection.

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1 (d) An annual renewal of the registration is required
2 which is determined based on the initial application
3 date. The City shall submit notification of renewal to
4 the property owner. It is the responsibility of the
5 owner, or his designated agent, to update, as required,
6 any and all information required for the certification.
7 Completed applications for renewal which are not received
8 by the City within 30 days of initial application as
9 required or renewal, shall be subject to an annual late
10 fee, established by resolution of the City Commission.

11 (e) In the event that an inspected property is sold,
12 assigned or transferred during the Certificate of
13 Inspection year, the rental Certificate of Inspection
14 shall be transferable to the new owner, if an amended
15 application with the contact information for the new
16 record owner is submitted to the Building Department
17 within thirty (30) calendar days of a change in ownership
18 of the property. If new contact information is not
19 submitted within thirty (30) calendar days, then a new
20 application shall be required.

21
22 *Sec. 9-42. Registration Fees.*

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1 (a) Fees for the Residential Rental Unit Inspection
2 Program, including any applicable late fees,
3 additional inspection fees, and application form
4 amendments, shall be set by resolution of the City
5 Commission.

6 (b) Fees shall be due at the time of filing the rental
7 inspection application form and are not prorated
8 based upon date of application.

9 (c) The required fees shall cover an initial inspection,
10 as well as one (1) follow-up inspection in the event
11 of failure of the first inspection. Any additional
12 inspections will cost an additional fee as set by
13 resolution of the City Commission.

14 (d) Any owner who is subject to the registration and fee
15 requirements of Section 40.16(9), as may be amended
16 from time to time, and has paid the required fees
17 shall be exempt from the registration and inspection
18 fees required under this chapter, upon proof of
19 payment.

20
21
22 Sec. 9-43. Rental inspection application forms; filing;

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1 indexing; contents; availability; amendment

2 (a) Every owner shall file with the City Rental
3 Coordinator a rental inspection application form for
4 each rental unit contained within a building or
5 structure, which shall include the following
6 information:

7 1. The property owner's name, address and telephone
8 number, email address, and any other emergency
9 contact information.

10 2. If the applicant is a corporation, partnership,
11 limited liability company or any other legal entity,
12 the full corporate name and address of the business,
13 name and address of the registered agent and the
14 state of incorporation.

15 3. The legal address of the dwelling unit for which
16 the rental application certification is applied and
17 the legal description and folio number as indicated
18 with the Broward County Property Appraiser's Office.

19 4. The name of the complex or community, including
20 the homeowner's or condominium association if
21 applicable, and whether it is a single-family home,
22 duplex, condominium or townhouse including the name

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1 and address of the association.

2 5. The name, address, telephone number, and e-mail
3 address of the designated property manager/agent to
4 provide regular maintenance service, if any. An owner
5 who resides more than thirty miles from the rental
6 property shall designate a property manager/agent,
7 that may be the first point of contact should there
8 be any matters related to the property, including an
9 emergency affecting the premises, and who has the
10 authority to make emergency decisions concerning the
11 building and any repair thereto or expenditure in
12 connection therewith. The address shall be a physical
13 location of where said person(s) can normally be
14 found during regular business hours and normally
15 found during off hours. Any notices required by the
16 City Code or by Florida Statutes will also be sent to
17 the designated property manager. If the property
18 manager is authorized to act on behalf of the owner
19 as an authorized agent.

20 6. The name and address of every holder of a
21 recorded mortgage on the premises.

22 7. As to each rental unit, a specification of the

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1 exact number of sleeping rooms contained in the
2 rental unit, and the exact number of sleeping
3 accommodations contained in each of the sleeping
4 rooms, identifying each sleeping room specifically by
5 number and location within the apartment or dwelling,
6 and by the square footage thereof. In order to
7 satisfy the requirements of this provision, an owner
8 shall submit a floor plan which shall become part of
9 the application and which shall be attached to the
10 rental inspection application form when filed by the
11 City's Rental Coordinator.

12 8. The number of buildings and residential dwelling
13 units on the property.

14 9. Whether the owner has ever been cited for, or
15 found in violation of any required codes and if so,
16 the date, jurisdiction, nature of violation and
17 disposition of violation.

18 10. Such other information as may be prescribed by
19 the City.

20 11. In addition to the information above, the owner
21 shall:

22 a. maintain a listing of the names of the tenants

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1 residing within the units. This list will not be
2 required to be submitted with the application;
3 however, the list should be made available to the
4 City upon reasonable notice; and

5 b. provide to the tenants a copy of a pamphlet
6 containing guidelines for rental property provided
7 by the City; and.

8 c. In the event that an inspected property is
9 sold, assigned or transferred during the
10 Certificate of Inspection year, the seller of the
11 property shall notify the buyer of the property of
12 the requirements of this Article.

13 d. Certification from the property owner that all
14 tenants and prospective tenants have been screened
15 and that there are no violations related to
16 Article XII - Sexual Offender and Sexual Predators
17 of City Code.

18 e. Statement of accuracy and signature: The
19 application form shall contain substantially the
20 following language:

21 "The undersigned has carefully reviewed this
22 application and all facts, figures, statements

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1 contained in this application are true, correct,
2 and complete. The undersigned understands that
3 failure to comply with the City's ordinances may
4 result in the issuance of a code enforcement
5 notice of violation that may require a hearing
6 before a special magistrate and could result in
7 administrative fines, and other penalties pursuant
8 to Section 1-8 of City Code, being imposed."

9 The applicant shall execute the registration
10 application immediately after the statement
11 required above, and the person's title/capacity in
12 relation to the property.

13 (b) Amendments; filing. Every person required to file a
14 rental inspection application pursuant to this
15 Article shall file an amended rental inspection
16 application within ten (10) days after any change in
17 the information required to be included therein.

18 (c) Copy to occupants and tenants. Every owner shall
19 provide each occupant or tenant occupying a rental
20 unit with a copy of the Certificate of Inspection.
21 This subsection may be complied with by posting a

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1 copy of the Certificate of Inspection in a
2 conspicuous place within the rental unit(s).

3 (d) The owner shall make available to the City, upon a
4 reasonable request, any rental record necessary to
5 determine when changes of occupancy have occurred. In
6 this regard, the tenant listing shall be made available
7 to City upon request.

8 (e) An annual renewal of the registration is required
9 each year. The City shall submit notification of renewal
10 to the property owner. It is the responsibility of the
11 owner, or his designated agent, to update, as required,
12 any and all information required for the certification.
13 Completed applications for renewal which are not
14 received by the City within 30 days of required
15 application or renewal, shall be subject to a late fee,
16 established by resolution of the City Commission.

17 (f) Self-inspection checklist: For all properties
18 subject to this Article, the City shall include a self-
19 inspection checklist as part of the initial
20 certification application that must be completed by the
21 owner of record or designee.

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1 1. The self-inspection checklist must be submitted
2 to the City at the time the initial certification
3 application is submitted. The owner of record of
4 the property or designee must certify that the
5 inspection has been completed and the results of
6 the inspection, as indicated on the checklist is
7 accurate and complete.

8 2. For any items on the checklist that are not in
9 compliance at the time of submittal, the property
10 owner shall be given ten (10) business days to
11 correct which may be extended upon written approval
12 by the Building Official, and if not corrected,
13 could result in an appearance before a special
14 magistrate.

15 3. The self-inspection checklist shall include but
16 not be limited to code requirements related to
17 health and safety concerns (i.e. swimming pools,
18 mowing and maintaining the lawn, trash and litter
19 and house address) and property maintenance (i.e.
20 discolored roof, exterior storage, inoperable
21 vehicles, required landscaping, screening of
22 accessory structures).

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1 4. Every year the owner of the property or
2 designee shall certify that the property is still
3 in compliance and shall remain in compliance
4 pursuant to this section on a form made available
5 by the City.

6

7 Sec. 9-44. *Applicability.* This Article shall be
8 considered cumulative and not superseding or subject to any
9 other law or provision for same, but shall rather be an
10 additional remedy available to the City above and beyond any
11 other state, county and/or local provisions for same.

12 Sec. 9-45. *Penalties.* Any person who shall violate the
13 provisions of this Article shall, upon conviction, be
14 punished as provided in Section 1-8 of the City of Margate
15 Code of Ordinances.

16 Sec. 9-46. *Opposing, obstructing enforcement officer;*
17 *penalty.* Whoever opposes, obstructs or resists any
18 enforcement officer or any person authorized by the
19 enforcement office in the discharge of duties as provided in
20 this Article, upon conviction shall be punished as provided
21 in Section 1-8.

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1 Sec. 9-47 *Adoption of rules; expenditure of funds;*
2 *declaration of City purpose.* The City Manager or his/her
3 designee is authorized and empowered to adopt rules,
4 regulations, and procedures and expend City funds as may be
5 reasonably necessary and available to carry out the terms of
6 this Article, the expenditure of such funds being declared a
7 proper City purpose.

8 Sec. 9-48 *Dispute.* Any dispute regarding the meaning or
9 application of any provision of this Article shall, upon
10 written request to the Building Official, be resolved
11 according to administrative policy approved by the City
12 Manager with right of appeal to the City Manager.

13
14 Section 3. It is the intention of the City
15 Commission of the City of Margate, Florida that the
16 provisions of this ordinance shall become and be made a part
17 of the City of Margate Code of Ordinances. The sections of
18 this ordinance may be re-numbered or re-lettered and the word
19 "ordinance" may be changed to "section," "article," or such
20 other appropriate word or phrase in order to accomplish such
21 intentions.

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1 **Section 4.** All Ordinances or parts of Ordinances,
2 Resolutions or parts of Resolutions in conflict herewith be,
3 and the same are hereby repealed to the extent of such
4 conflict.

5 **Section 5.** If any clause, section, or other part or
6 application of this Ordinance shall be held by any court of
7 competent jurisdiction to be unconstitutional or invalid, such
8 unconstitutional or invalid part or application shall be
9 considered as eliminated and so not affecting the validity of
10 the remaining portions or applications remaining in full force
11 and effect.

12 **Section 6.** This Ordinance shall become effective
13 immediately upon its passage and adoption.

14
15
16

17 PASSED ON FIRST READING THIS _____ day of _____ 2021.

18 PASSED ON SECOND READING THIS _____ day of _____ 2021.

19
20
21

22 ATTEST:

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11

JOSEPH KAVANAGH
CITY CLERK

MAYOR ARLENE R. SCHWARTZ

RECORD OF VOTE - 1ST READING

RECORD OF VOTE - 2ND READING

Caggiano _____
Simone _____
Ruzzano _____
Arserio _____
Schwartz _____

Caggiano _____
Simone _____
Ruzzano _____
Arserio _____
Schwartz _____

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