



City of Gainesville

Department of Sustainable Development:
Neighborhood Enhancement Division

Residential Rental Unit Presentation FAQs

Q: What is the Permit Fee?

A: \$122

Q: Is there an additional fee for the required rental unit inspection?

A: No, it is built into the Permit Fee. There may be an additional charge if the inspection is not successfully completed, but no additional fee currently exists.

Q: How long do you have to correct any deficiencies found in an inspection?

A: A “reasonable time” must be given to correct any deficiencies. That time is based on the type of deficiency. Life safety issues are prioritized for correction.

Q: How and when will property owners be notified of when an inspection will take place?

A: The ordinance provides that the property will be posted and the owner notified at least seven calendar days in advance. Staff will contact those involved even earlier than that to work to find a mutually convenient date and time.

Q: Who will be completing the inspections?

A: The City has contracted with CAP Government, Inc. to complete the inspections and the energy efficiency audits. The Inspectors will wear uniforms and have ID badges, have successfully completed background checks, and will be COVID vaccinated and follow CDC protocols in effect at that time when conducting inspections.

Q: The ordinance requires a local contact if the property owner is not a local resident. What is the definition of local?

A: If the property owner resides outside of Alachua County, a local contact is required.

Q: Is there an exemption to the energy efficiency standards for older/historic homes?

A: There are no exemptions to the energy efficiency standards due to the age of a home.



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Q: Is the City providing funds for property owners to make the energy efficiency upgrades required in the ordinance?

A: There are currently no funds designated for these upgrades at the moment.

Q: If the rental unit is a condominium, how can the R-19 insulation be installed in the attic, which is a common area and regulated by a Home Owners Association (HOA)?

A: All rental units will be required to have R-19 insulation in attics. If the owner of the condo unit cannot reach an agreement with the HOA to have R-19 installed in the space above the rental unit, then it will not be eligible for rental.

Q: What is R-30 or weather stripping for the entry into the attic?

A: The hatch that provides entry into the attic is required to have a barrier installed using weather stripping or similar material so that a seal is created and no leakage occurs from the attic or into it from that opening.

Q: Does the ordinance apply to homes where a room is rented?

A: Yes.

Q: A home was purchased for family members to live in. Does the ordinance require a permit?

A: Yes. There is no family exception in this ordinance. If the property owner is not living in the unit with the family members, a permit will be required.

Q: What if no money is being collected for rent? Is a permit required?

A: Yes. Rented is defined as “allowing any occupant to reside in a regulated unit, regardless of whether such occupancy is free, charitable or in exchange for monetary or other consideration.”

Q: How does this impact short-term rentals?

A: The ordinance specifies that any unit rented for less than 30 consecutive days or one calendar month is not required to obtain a permit.



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Q: Will the City revisit the limitation in Single Family districts (RSF 1,2,3,4 RC, and PD) of no more than three unrelated persons living together in rentals?

A: There is no plan to do so at this time.

Q: When will the ordinance be discussed with the City Commission next?

A: Staff will be scheduling a discussion with the City Commission at their May 6th meeting.