

STAFF USE ONLY

BTR #: _____

FEE AMOUNT: \$ _____

DATE: _____

Residential Rental Property Registration Form

OWNER INFORMATION:

RENTAL PROPERTY ADDRESS: _____

check here if correspondence is to be sent to the address below

Property Owner Name: _____

Property Owner Address: _____

Home Phone Number: (_____) _____ Cell Phone Number: (_____) _____

Email Address: _____

Address Classification: single-family multiple-family duplex

A property owner **may** appoint a person or management company to serve as a local point of contact for the owner. A local point of contact **must** reside or have a business location within a 50 mile radius of the subject property.

LOCAL POINT OF CONTACT SECTION: *check here if correspondence is to be sent to the address below*

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

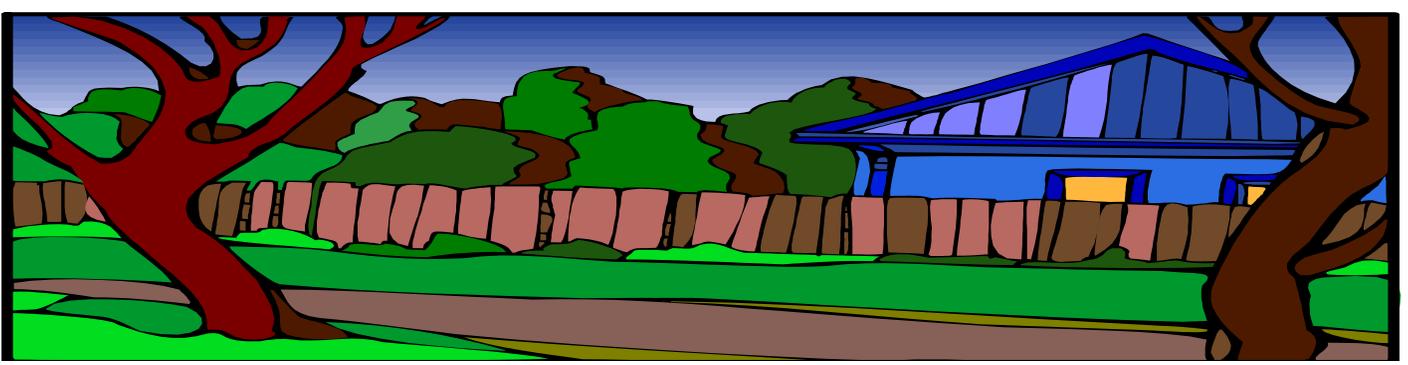
Home Phone Number: (_____) _____ Cell Phone Number: (_____) _____

Email Address: _____

I certify that the information given above is true and correct to the best of my knowledge. I acknowledge I have read the "10 Top Codes", "Deltona Up To Code", and "Real Property Rental Ordinance" under the City of Deltona Business Tax link. If granted a business tax receipt, I agree to operate within the city and state laws, and to notify the City business tax office if any of the information I have given changes. I also certify I am the business owner or owner's legal agent.

Signature: Owner/Local Agent

Date



DELTONA UP TO CODE

New Information for Responsible Property Owners

As we age, we take steps to maintain and improve our health. The neighborhoods and structures in Deltona likewise require maintenance to stay in good health as they age. Individual structures and neighborhoods that are not maintained not only deteriorate beyond a usable point, they also cost citizens more money. Based on statistics from the U.S. Census Bureau, abandoned or boarded-up buildings nearby can reduce the value of a home by 30.7 %; trash in a neighborhood can reduce values by 14.5%. Property values fall, vandalism and crime occur more frequently and neighborhoods become noisy, dirty and uncomfortable.

There is a simple solution to maintaining good neighborhoods – Individual Property Owner Responsibility. Unfortunately, many people are not responsible owners. That is why citizens band together to ask government to create minimum standards for housing, yards, parking, etc. These standards protect surrounding property owners and tenants, who might otherwise suffer substandard conditions.

This brochure has been developed to explain some of Deltona's minimum housing and neighborhood standards. Look at the Property Checklist below and use it to evaluate your own property. On the reverse side are descriptions of the ten most common code violations. Please review this information and take steps to be a responsible property owner.



PROPERTY CHECK LIST (See back for top 10 violations)

For further information, please call the Enforcement Services Office at (386) 878-8700.

STRUCTURES

Repair **rotted wood, broken or missing boards, siding, or shingles** and make all exterior parts **weathertight, rodentproof and sound**. Exteriors must be **resistant to water** and be covered with paint, siding, or brick that is in good condition. Inspect:

- Exterior walls
- Roof parts including rafters, soffit, fascia
- Roof covering
- Railings on stairs, elevated landings and porches
- Fences (should be in good repair and legal height)

Keep housing safe, sanitary, in good repair and sound condition. Inspect both interior and exterior:

- Walls, ceilings, floors
- Plumbing pipes and fixtures
- Windows and screens

Make sure that:

- Address numbers are properly displayed on the front of the building, or a separate structure (mailbox, post, wall, fence, etc.) in front of the building; numbers shall be Arabic and shall not be less than 3 inches in height and one-half inch in width.
- Garbage is properly disposed of.
- Insects and rodents are exterminated.
- There are no areas where stagnant water collects and breeds mosquitoes.

YARD MAINTENANCE

- Mow the lawn** and maintain lawn so that grass and weeds do not exceed 12 inches in height.
- Avoid accumulation of waste, yard trash, rubble and/or debris.** Dispose of any rubbish or debris or store inside an enclosed building.

SWIMMING POOLS

- Swimming Pools must be maintained in a clean and sanitary condition, and in good repair.
- Swimming Pools containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height.

STORAGE

- Store furniture, building materials, junk, disabled or untagged automobiles, refrigerators, freezers and auto parts **inside of a legally constructed, fully enclosed structure.**
- No parking of domestic equipment** (boat and trailer, utility trailer, camper, recreational vehicle) is permitted on the street or the city right-of-way.

PARKING

- Boats/trailers/recreational vehicles must be parked on the side of the house behind the front face or in the rear yard (maximum of 2 vehicles)
- Vehicles and motorcycles in front yards must be parked on legally recognized and approved parking surfaces.
- One commercial vehicle under 21 feet in length, under 10 feet in height and with a gross vehicle weight of less than 10,000 pounds, or one limousine, shall be permitted to be parked or stored in a residential or agricultural area, in the driveway or approved driveway extension, side yard or rear yard, provided said vehicle does not extend into the right-of-way.

BUSINESS ACTIVITIES

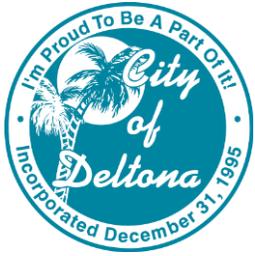
- Garage sales** may be conducted, up to two a year and no more than three days in duration.
- Home occupations** (any business conducted from your home) must be properly licensed and must meet strict criteria. No traffic or outside display may occur and the occupation must be clearly secondary to the use of the property as a home
- Any other business activity in a residential area is not permitted

IF YOU RECEIVE A NOTICE OF VIOLATION...Find out how to correct the

problem and do so promptly. You can ask for additional time provided you are making progress on the violations. Some problems are serious and corrections must not be delayed. There may be assistance available to low-income homeowners in the form of low-interest loans. Please contact City Hall for suggestions. Remember to get proper permits that may be required for some repairs.

If you are unwilling to take prompt action to correct the problems, there are several possible consequences. The City can arrange for a lot to be mowed or for a vacant, open structure to be boarded. The cost is then billed to you. If legal action becomes necessary: you will be served a notice and must appear before the City's Special Magistrate or before a judge in the Volusia County court. You must explain your case, and ultimately correct violations in order to avoid fines and liens.

(See back for top 10 violations)



TOP 10 CODE VIOLATIONS

1. **ANIMALS AT LARGE** Dogs and cats are not permitted to run at large. Dogs and cats must be under physical restraint at all times.
2. **INOPERATIVE MOTOR VEHICLES** Inoperative motor vehicles cannot be stored except in a fully enclosed structure that was constructed with a permit. An inoperative vehicle is a vehicle that does not display a current license tag/or is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power (whether or not designed for use on the public streets).
3. **MOTOR VEHICLE PARKING** Motor vehicles must be parked on an approved driveway or parking area in the front yard. A driveway or parking area must be constructed with approved parking surfaces. There are limits to the amount of yard area that can be used for a driveway or parking area. Vehicles may also be parked behind the front face of the house in the side or rear yard (maximum of 2 vehicles).
4. **RECREATION VEHICLES/ BOATS/ WATERCRAFT/TRAILER PARKING** RVs/Boats/Watercraft/Trailers must be parked behind the front face of the house in the side or rear yard (total 2 vehicles).
5. **REGISTRATION STICKERS** Recreational vehicles such as boats and trailers must have a current license plate or validation sticker affixed.
6. **TRACTOR TRAILER PARKING** Tractor Trailers are not allowed to be parked in a residential area.
7. **COMMERCIAL VEHICLE PARKING** One commercial vehicle under 21 feet in length, under ten feet in height and with a gross vehicle weight of less than 10,000 pounds, or one limousine may be parked or stored in a residential area, in the driveway or approved driveway extension, side or rear yard. Commercial vehicles under 10,000 pounds gross vehicle weight but greater than 21 feet in length and/or greater than ten feet in height must be stored in the side or rear yard.
8. **YARD MAINTENANCE** Yard maintenance standards are the responsibility of every property owner and include the maintenance of grass and plant material. Yards must be maintained so that grass and weeds do not exceed twelve (12) inches in height. Accumulation of kitchen waste, yard waste, rubble, or debris is not permitted.
9. **JUNK, TRASH AND DEBRIS** Junk, trash and debris cannot be left in the yard and must be properly disposed of. This includes junk auto parts, appliances, furniture, building materials and tires; trash such as discarded paper, cardboard, plastics, etc; and debris such as tree trimmings and fallen limbs.
10. **NO PERMITS** Permits are required for most construction projects. Any structural repairs, new fencing, most plumbing and electrical work, driveway installations, and even removal of certain trees can require a permit from the City. Before work begins - call 878-8650.

Did you know?

- In 2010, the Enforcement Services Department investigated over 14,000 code problems; on any day the Department's active case load is between 70 and 80 cases. The most common violations cited are 1) animals at large, 2) inoperative motor vehicles, 3) parking, 4) yard maintenance.
- If you are unwilling to take prompt action to correct problems there are consequences. Liens or fines can accrue on a daily basis – from \$50 to \$250 for each day that the violation is not corrected.

ORDINANCE NO. 01 – 2013

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING CHAPTER 22, "BUSINESSES" BY AMENDING ARTICLE VIII, "RENTAL PROPERTIES," TO REVISE THE DATE OF APPLICATION, AND TO REVISE MATTERS OF DELINQUENCIES, REVOCATION AND PENALTIES, PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:

SECTION 1. Chapter 22, "*Businesses*," Article VIII, "*Rental Properties*" of the Code of Ordinances of the City of Deltona is hereby amended by revising Section 22-235(a) to read as follows:

Sec. 22-235. - Local business tax receipt application.

(a) *Inclusions.* On or before ~~October 1~~ September 30 of each year, or at the same time thereafter as residential property is first offered for rent, the owner of record of each dwelling unit or rooming house in which residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the city for a local business tax receipt to engage in the business of renting residential property, setting forth the address, classification (whether single-family, multiple-family or rental room), and the local point of contact person of each dwelling unit to be issued a business tax receipt for rental, in such form or forms as the City of Deltona shall from time to time designate, together with such fees as the city commission may from time to time adopt by resolution. A separate business tax receipt is needed for each and every tax parcel on which a residential rental property is located. An agent of one or more owners may apply for multiple tax receipts, upon certifying that the agent has received written authorization from each owner represented provided that such authorization acknowledges receipt of a copy of this ordinance and applicable sections of the International Property Maintenance Code and acknowledges that failure to abide by this ordinance or other applicable codes and ordinances may result in a lien upon the property of the owner. The owner of record shall notify the city within 30 days when the local point of contact person changes.

SECTION 2. Chapter 22, "*Businesses*," Article VIII, "*Rental Properties*" of the Code of Ordinances of the City of Deltona is hereby amended by revising Section 22-238(a) to read as follows:

Sec. 22-238 - Delinquencies, revocation; penalties.

~~If a local business tax receipt is required under this ordinance and the tax receipt is not obtained within 30 days of the required date, the city shall collect a delinquency penalty of ten percent of the amount otherwise prescribed, for each month or portion of a month in which no required tax receipt was obtained. This penalty is in addition to the tax receipt fee.~~

(a) If a local business tax receipt is required under this ordinance and the tax receipt is not renewed when due and payable it shall be deemed delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month or portion thereof that the delinquency tax remains paid. However, the total delinquency penalty may not exceed 25 percent of the local business tax for the delinquent property.

(b) Any person operating a rental property without first obtaining a local business tax receipt, if required in accordance with this ordinance, shall be subject to a penalty of 25 percent of the license, in addition to any other penalty provided by law or ordinance.

(c) Any person who operates a rental property covered by this article, who does not pay the required local business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00.

(d) All costs of collection and enforcement of the terms of this article, to include attorneys' fees whether or not litigation is commenced, shall be the responsibility of the person or corporation for which a receipt is or was required.

(e) Notification of violation to the rental agent or property owner when applicable will be mailed certified mail or hand delivered when possible and serve as the initial notice of tax due in compliance with section 22-238(c).

(f) As an additional means of ensuring compliance with the provisions of this ordinance, the City of Deltona Special Magistrate shall have jurisdiction and authority to hear and decide alleged violations occurring in the corporate limits of the City and to

impose administrative fines and liens for violations. Proceedings before the Special Magistrate shall be governed by its rules and procedures, and F.S. Ch. 162.

SECTION 3. CONFLICTS. All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

SECTION 3. CODIFICATION. The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

SECTION 4. SEVERABILITY. In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance which shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage and adoption.

PASSED AND ADOPTED THIS 18th DAY OF February, 2013.

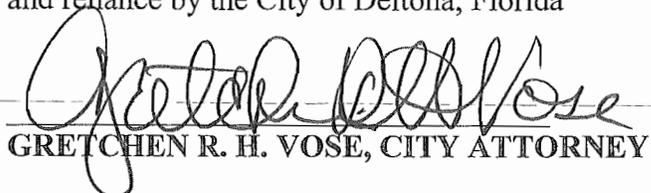
FIRST READING: 2/4/13
ADVERTISED: 2/10/13
SECOND READING: 2/18/13


JOHN C. MASIARCZYK SR., MAYOR

ATTEST:


JOYCE KENT, CITY CLERK

Approved as to form and legality for use
and reliance by the City of Deltona, Florida


GRETCHEN R. H. VOSE, CITY ATTORNEY

NAME	YES	NO
BARNABY		✓
DENIZAC	✓	
HERZBERG	✓	
LOWRY	✓	
MASIARCZYK	✓	
NABICHT	✓	
SCHLEICHER	✓	

STATE OF FLORIDA
COUNTY OF VOLUSIA
This is to certify that the
foregoing is a true and correct copy of
Ordinance No 01-2013
witness my hand and official Seal this
19th day of February 20 13

Joyce Kent, CMC
City Clerk, City of Deltona, Florida