

**Seminole County**  
**PRIVATE PROPERTY RIGHTS ANALYSIS\***  
**Rental Property Ordinance**

<b>Date:</b>	6/25/19	<b>Department/Division:</b>	Development Services/ Planning & Development Division
<b>Contact:</b>	Rebecca Hammock	<b>Phone:</b>	407-665-7396
<b>Action:</b>	Amendment of the Seminole County Code of Ordinances to provide regulations for property rentals in Seminole County		
<b>Topic:</b>	Property Rentals		

**Describe Project/Proposal**

The proposed amendments to the County Code will regulate rentals of residential dwelling units in Seminole County for periods exceeding six (6) months. The amendments address concerns related to crime reduction and maintaining safe and decent living conditions for tenants; and also providing for maintenance, inspections, and a violations procedure.

**Estimated Economic Impact on Individuals, Businesses, or Government**

The proposed Ordinance will impose a yearly registration fee per for each dwelling unit to be rented or leased for a period of 181 days or more. Landlords may pass this cost on to tenants in the form of higher rents. It is anticipated that registration fees collected by the County will substantially cover administrative costs associated with the Ordinance; therefore, direct economic impacts on the operation of the County should be minimal.

**Anticipated New, Increased or Decreased Revenues**

The Ordinance will generate annual revenue to the County of fifty (50) dollars per unit. Up to one-half of this amount may be allocated to an Affordable Housing Trust Fund.

**Method Used in Determining Analysis**

The method of analysis included analyzing the potential impacts from adopting the proposed amendments to the Seminole County Code or Ordinances, and professional expertise.

**Citation**

Seminole County Comprehensive Plan

**\*Note:**

Existing development rights with respect to the types of permitted uses are based on future land use designations of the Seminole County Comprehensive Plan and zoning classifications of the Land Development Code. Aside from the requirements discussed herein, no changes in development rights will be created by this ordinance.

Seminole County recognizes that it has the responsibility and duty to both insure that public facilities are available concurrent with the impacts of development and to protect private property rights, which have vested in owners of parcels of real property.

Policy FLU 17.1, Private Property Rights Act, of the Seminole County Comprehensive Plan states: "The County shall fully implement the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act (Section 1, Chapter 95-181, Laws of Florida). Each staff recommendation relative to any land use decision shall consider the provisions of that Act and other general principles of law relating to the appropriate regulation of land without said regulation resulting in the taking of private property rights."