

Tenant Bill of Rights, Source of Income Anti- Discrimination and Notice of Late Fees Ordinance



Housing and Community Development
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BOARD OF
COUNTY COMMISSIONERS

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Purpose

Reduce evictions and homelessness by providing protections to residential tenants in Pinellas County including requiring notification of renter rights, late fees and protection from income discrimination.

Ordinance is based upon approach taken in Hillsborough County.

Proposed Ordinance



Ordinance Amending Ch. 42 of Pinellas County Code

- **Definitions**
- **Require landlords to provide tenants with a Notice of Rights under Federal, Florida Law and County Code by landlords upon renting or new rental term. The Notice is also required to include contact information for organizations available to provide assistance to tenants**
- **Expands County Code to include provision prohibiting discrimination based on source of income**
- **Expands County Code to require written notice of late fees**

Ordinance Amending Ch. 42 of Pinellas County Code (cont'd)

- **Enforcement**
 - Code Enforcement and Consumer Protection authorized to enforce
 - Violations punishable by a fine of \$500 per for first offense and subsequent offenses
- **Applicability:**
 - Options for application of this ordinance for consideration:
 - The ordinance applies Countywide (unincorporated and incorporated). If a city already has a similar ordinance in place (like the City of St. Petersburg's ordinance), the city ordinance will prevail. A city may also choose to opt out of the County's ordinance.
 - The ordinance only applies to unincorporated Pinellas County. Under this option, a city may adopt the County's ordinance or their own ordinance.
- **Effective Date October 3, 2022**

Implementation

- Coordination with Municipalities
- Public Education and Outreach
 - Landlord education
 - Webinar for landlords
 - Fliers and website updates