



Note: This is an evolving list that will be updated as new local landlord/tenant policies are identified by FAA. However, this is not a comprehensive list. FAA members are encouraged to consult legal counsel for guidance regarding local landlord/tenant policies that may impact business operations.

City/County	Ordinance Summary	Year Enacted	Link to language
Hillsborough County	Landlords in unincorporated Hillsborough County are required to distribute a county-provided notice to persons applying to rent a rental unit. Where no application is required, this Notice must be provided prior to the tenant's occupation of a rental unit. Notice of late fees is also required. In addition, Hillsborough mandates participation in the federal Section 8 Housing Choice Voucher program.	2021	Hillsborough County - Tenant's Bill of Rights Ordinance
St. Petersburg	Renters bill of rights, which requires housing providers to disclose a list of rights to tenant before the lease is signed and written notice of late fees before they can be assessed.	2019	https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH20OFMIPR_ARTVIITEBIRI
St. Petersburg	Requires 21-day notice to terminate month-to-month leases	2021	https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH20OFMIPR_ARTVIITEBIRI_S20-350RENOPERETECEMO-MRETE
St. Petersburg	Requires landlords to participate in the voluntary federal Section 8 Housing Choice voucher program.	2021	https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH20OFMIPR_ARTVIITEBIRI_S20-330SOINDIHO
Alachua	Requires landlords to participate in the voluntary federal Section 8 Housing Choice voucher program. The ordinance would make it a violation of county code if a property owner refused to rent to someone because he or she uses a Section 8 Housing Choice voucher.	2019	https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIADCO_TIT11OF_CH111HURI_ARTIIIFAH O

Gainesville	Requires landlords to participate in the voluntary federal Section 8 Housing Choice voucher program. The ordinance would make it a violation of city code if a property owner refused to rent to someone because he or she uses a Section 8 Housing Choice voucher. As amended the ordinance also prohibits landlords from using the industry standard of requiring the applicant to make 3 times the rent when assessing a voucher applicant. Under the code, a landlord can only assess the portion of the rent the applicant would be responsible for.	2020, 2021 (amended)	https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH14_5MIBURE_ARTIREREUNPE
Miami-Dade County	Requires landlords to participate in the voluntary federal Section 8 Housing Choice voucher program. The ordinance would make it a violation of county code if a property owner refused to rent to someone because he or she uses a Section 8 Housing Choice voucher.	2009	https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH11ADI_ARTIGEPR
Broward	Requires landlords to participate in the voluntary federal Section 8 Housing Choice voucher program. The ordinance would make it a violation of county code if a property owner refused to rent to someone because he or she uses a Section 8 Housing Choice voucher.	2017	https://library.municode.com/fl/broward_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH16_1-2HURI
Miami-Dade County	Increases the notification period for termination of month-to-month residential tenancies to 30 days (from the state standard of 15 days).	2020	https://www.miamidade.gov/govaction/legistarfiles/MinMatters/Y2020/202398min.pdf
City of Daytona Beach	Would require landlords to participate in the voluntary federal Section 8 Housing Choice voucher program. However, if program participation would require the housing provider to experience a delay in rent that could otherwise be secured renting to a non-voucher holder, it is not a violation for a housing provider to move forward with a non-voucher holder. The ordinance would make it a violation of city code if a property owner refused to rent to someone because he or she uses a Section 8 Housing Choice voucher.	Ordinance effective as of Jan. 2022	https://library.municode.com/fl/daytona_beach/ordinances/code_of_ordinances?nodeId=1111340
City of Ft. Lauderdale	Annual rental registration requirement (no fee) for all rental properties, even multifamily properties licensed by the state.	2021	https://library.municode.com/fl/fort_lauderdale/ordinances/code_of_ordinances?nodeId=1066603
City of Coral Springs	Requires landlords, even apartment operators already registered with the state, to register with the city on an annual basis and pay a \$56.36 fee.	2011, 2012	https://www.coral springs.org/Government/Departments/Business-Tax-Office/Landlord-Registration
City of Tampa	The ordinance establishes the "Tenant Bill of Rights". Prohibits the discrimination of source of income. Requires the landlord to provide a notice of tenants rights.	2022	https://library.municode.com/fl/tampa/ordinances/code_of_ordinances?nodeId=1141141

City of Miami Gardens	Requires landlords, even apartment operators already registered with the state, to register with the city on an annual basis and pay a \$12 application fee in addition to a \$55.13 fee for multifamily properties with more than one unit. Fees are assessed annually.	2013	https://www.miamigardens-fl.gov/DocumentCenter/View/34/Landlord-Permit-updated-August-2014-PDF
Collier County	The County is discussing a repeal of the 60 days' notice ordinance.	2022	https://app.collierclerk.com/LFBMR/DocView.aspx?id=275684&dbid=0&repo=BMRPROD
Miami-Dade County	The ordinance establishes the "Tenant Bill of Rights". The county will establish the Office of Housing Advocacy which will be under the direction of the County Mayor. Require a 60 days' notice for rent increases of 5% or more. Allows the tenant to perform repairs to the unit in lieu of rent.	2022	https://www.miamidade.gov/govaction/matter.asp?matter=221055&file=false&fileAnalysis=false&yearFolder=Y2022
Lauderhill	The ordinance requires landlords to provide a 60 days' notice for rent increases of 5% or more.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment139355.pdf
City of Lake Worth Beach	The ordinance requires landlords to provide a 60 days' notice for rent increases of 5% or more. The ordinance also requires a 60 day notice to vacate for month-to-month leases.	2022	https://library.municode.com/fl/lake_worth_beach/ordinances/code_of_ordinances?nodeId=1145874
City of Cocoa	The city is exploring the passing of an ordinance to require a 60 days' notice for rent increases of 5% or more. The city is also exploring requiring landlords to provide a notice of sale of the property.	Currently debating the passage of an ordinance in 2022	The city intended to schedule a workshop in September/October 2022 to draft an ordinance. However, the City has not moved forward with this matter.
City of Naples	Adopted an ordinance to require landlords to give a 60 days' notice for rent increases of 5% or more.	2022	http://www.ordinancewatch.com/FAA/FAA2a.cfm?user_ID=8403&ID=47666
Broward County	The ordinance requires landlords to provide a 60 days' notice for rent increases of 5% or more. Extended termination period to 60 days for month-to-month and quarterly leases.	2022	https://library.municode.com/fl/broward_county/ordinances/code_of_ordinances?nodeId=1147748
City of Tampa	The ordinance requires landlords to provide a 60 days' notice for rent increases of 5% or more. The ordinance also requires a 30 day notice to vacate for month-to-month leases.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment139542.pdf
City of West Palm Beach	This Ordinance will require landlords to give 60 days' written notice before the rent can be increased more than five percent (5%) and before a month-to-month lease can be terminated.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment139698.pdf
Broward County	The ordinance will establish a tenant's bill of rights and notice requirements that go beyond what is already in Ch. 83.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment139672.pdf

City of Key West	Ordinance will require 60 days' notice for termination of month-to-month tenancies, and a 60 days' notice for rent increase of 5% or more.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment139789.pdf
Islamorada	Ordinance will require 60 days' notice for termination of month-to-month tenancies, and a 60 days' notice for rent increase of 5% or more.	2022	http://www.ordinancewatch.com/FAA/FAA2a.cfm?user_ID=8720&ID=47801
Orange County	Adopted a rent control ordinance to cap rents at CPI and limit rent increases to once per year. FAA legal challenge pending.	2022	https://occompt.legistar.com/LegislationDetail.aspx?ID=5743236&GUID=638DAF23-A03B-45CB-A8EA-D9BF6149DE74
Orange County	Adopted a 60 days' notice for rent increases of 5% or more.	2022	https://www.orangecountyfl.net/Portals/0/Library/Neighbors-Housing/docs/ORAN20220729_Ordinance_No_2022_27-CERT.pdf
Orange County	The County is discussing the possible adoption of a Tenant Bill of Rights.	Debating passage of the ordinance.	https://occompt.legistar.com/LegislationDetail.aspx?ID=5847976&GUID=94309C0B-F68A-4AC7-B950-2F2F7C75C123
Royal Palm Beach	This Ordinance will require landlords to give 60 days' written notice before the rent can be increased more than five percent (5%) and before a month-to-month lease can be terminated.	2022	https://www.royalpalmbeach.com/sites/default/files/fileattachments/mayor_and_village_council/meeting/packets/27343/r-2.pdf
Pinellas	The county has adopted a tenant bill of rights that will include 60-day or 30-day notice requirements for late fees and rent increase of 5% or more, source of income protections, and the requirement to provide a copy of the County's Tenant Bill of Rights.	2022	https://rent.pinellas.gov/tenants-bill-of-rights/
City of North Miami	The city council is exploring having the city manager conduct a study to determine if a housing emergency exist. This study is required if the city attempts to enact rent control.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment140102.pdf
City Tampa	The discussed a possible rent control ordinance.	City did not pass the ordinance.	https://www.msn.com/en-us/news/us/tampa-city-council-considering-asking-voters-to-declare-housing-emergency-in-november/ar-AA104pdp
Riviera Beach	This Ordinance will require landlords to give 60 days' written notice before the rent can be increased more than five percent (5%). It will also require a 60 day notice for the termination of a month-to-month lease.	2022	http://www.ordinancewatch.com/FAA/FAA2a.cfm?user_ID=8720&ID=48169
City of Palm Beach Gardens	The City adopted a 60-day notice for rent increases of 5% or more.	2022	https://www.ordinancewatch.com/FAA/FAA2a.cfm?user_ID=8904&ID=47919

City of Boynton Beach	The City adopted a tenant bill of rights that includes the following requirements: 60 days' notice for rent increases of 5% or more, a 60 day's notice to terminate a month-to-month lease, and the requirement to provide a copy of the City's Tenant Bill of Rights.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment141316.pdf
Hillsborough County	This Ordinance will require landlords to give 60 days' written notice before the rent can be increased more than five percent (5%). It will also require a 30 day notice for the termination of a month-to-month lease, and a 60 days' notice for tenancies longer than one month	2022	https://eagenda.hillsboroughcounty.org/portal/PTL29560/search?D=08/03/2022&T=Regular%20BOCC%20Meeting&Y=Backup&o=D-1.pdf
Palm Beach County	This Ordinance will require landlords to give 60 days' written notice before the rent can be increased more than five percent (5%). It will also require a 60 day notice for the termination of all leases and non-renewals.	2022	https://www.ordinancewatch.com/FAA/FAA2a.cfm?user_ID=8720&ID=48346
St. Petersburg	Ordinance to establish a notice for rent increase of 5% or more with the following timeframes: 60 days' notice for leases of 1 year or longer, 30 days' notice for leases of three months or greater, and 21 days' notice for month-to-month leases.	2022	http://www.ordinancewatch.com/files/82613/LocalGovernment141328.pdf
Lake Worth Beach	The city passed a housing emergency, and launed an RFP for a Housing Emergency study and Rent Control Ordinance Analysis.	City adopted a housing emergency declaration	https://www.wptv.com/money/real-estate-news/lake-worth-beach-declares-state-of-emergency-for-housing
Deltona	The city is discussing an ordinance that will establish a rental registry and fee. This is building upon an established ordnace requiring rental units to obtain a BTR. (Apartment communities with 10 units or more are exemt as long as the properties have onsite management and obtain a BTR.)	Currently debating the passage of an ordinance in 2022	https://deltona.legistar.com/View.ashx?M=F&ID=11250652&GUID=2AC7EA62-BF19-4F89-9284-39F9E635B77E
Leon County	Discussing possible local action to adopt an ordinance that will establish a notice requirement of 60 days for a rent increase of 5% or more.	Currently debating the passage of an ordinance in 2022	http://www.ordinancewatch.com/files/82613/LocalGovernment141888.pdf
Temple Terrace	Discussing a possible Tenant Bill of Rights.	Currently debating the passage of an ordinance in 2022	http://www.ordinancewatch.com/files/82613/LocalGovernment142454.pdf
City of Hialeah	The City adopted a 60 days' notice for rent increases of 10% or more.	2022	https://www.hialeahfl.gov/DocumentCenter/View/14680/Ordinance-2022-018-PDF
City of Miami Beach	The City adopted a 60 days' notice for rent increases of 5% or more.	2022	https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeld=SPAGEOR_CH58HO_ARTIVREHO_DIV3TETE_S58-386WRNOAMTETE

Osceola County	The County is discussing a possible adoption of a Tenant Bill of Rights	Currently debating the passage of an ordinance in 2022	Osceola County's Statement of Legislative Intent
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