

Ordinance No.: 4824

**AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA
REQUIRING LANDLORDS OF RESIDENTIAL DWELLINGS
WITHOUT SPECIFIC DURATION TO PROVIDE TENANTS
PRIOR WRITTEN NOTICE OF RENTAL INCREASES OR OF
INTENT TO TERMINATE LEASEHOLD; PROVIDING FOR
ENFORCEMENT; PROVIDING FOR FINES; PROVIDING FOR
PROCEDURE; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CODIFICATION; PROVIDING FOR
EFFECTIVE DATE.**

WHEREAS, there is a critical shortage of affordable housing in the city, making residency in the City of Sweetwater by the majority of city resident workers extremely difficult; and,

WHEREAS, tenants are being deterred by the high cost of renting in the city, which cost shows no sign of abating in the near future; and,

WHEREAS, on many occasions rental increases are imposed without adequate warning thereby creating a further hardship for tenants;

WHEREAS, it is in the interests of the public welfare to ensure that the housing needs of the city residents are addressed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA:

Section 1. The above preamble is incorporated herein by reference as if set forth in full.

Section 2. Chapter 14, Article I of the City Code of Ordinances is hereby amended by the addition of Section 14-17 as follows:

Chapter 14, Article I, Section 14-17

- (a) Beginning thirty (30) days after the effective date of this ordinance and except as provided herein, landlords of residential leasehold tenancies without a specific duration shall be required to provide their tenants, and tenants of residential leasehold tenancies shall be entitled to receive, a minimum of sixty (60) days' written notice of any increase in rental payments or of the landlord's intention to terminate the leasehold tenancy regardless of the frequency of how such payments are rendered.
- (b) Except for the notice provisions set forth above, all other provisions set forth within F.S. Ch. 83, pt. II, governing residential tenancies shall apply to the rental

of residential dwelling units within the city.

- (c) This ordinance applies to the rental of dwelling units without specific terms within the city limits except:
- (1) Residency or detention in a facility, whether public or private, when residence or detention is incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services. For residents of a facility licensed under part II of chapter 400, the provisions of s. 400.0255 are the exclusive procedures for all transfers and discharges.
 - (2) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part in which the buyer has paid at least 12 months' rent or in which the buyer has paid at least 1 month's rent and a deposit of at least 5 percent of the purchase price of the property.
 - (3) Transient occupancy in a hotel, condominium, motel, roominghouse, or similar public lodging, or transient occupancy in a mobile home park.
 - (4) Occupancy by a holder of a proprietary lease in a cooperative apartment.
 - (5) Occupancy by an owner of a condominium unit.

Section 3. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.

Section 4. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention codifiers may change the words "ordinance" or "section" to other appropriate words.

Section 5. If any portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of the ordinance.

Section 6. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

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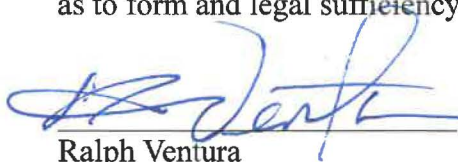
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Attest:


Carmen Garcia,
City Clerk

*Ordinance came back
without Mayor's signature.
will become effective on
07/01/2022*
Orlando Lopez,
Mayor

as to form and legal sufficiency


Ralph Ventura
City Attorney


Saul Diaz,
Commission President

Saul Diaz, President of the City Commission	Yes
Isidro Ruiz, Vice President of the City Commission	Yes
Idania Llanio, Commissioner	Yes
Jose Marti, Commissioner	Yes
Reinaldo Rey, Commissioner	Yes
Ian Vallecillo, Commissioner	Yes
Marcos Villanueva, Commissioner	Yes

Date of first reading

March 7, 2022

Date of publication

May 25, 2022

Date of second reading

June 6, 2022

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