



RENTAL INSPECTION FEE SCHEDULE AND CHECKLIST

ALL RENTAL PROPERTIES REQUIRE A LIFE SAFETY INSPECTION

Residential Rental Inspection Fee Schedule

Resolution # 2018-13

Initial inspection per unit \$40.00

Initial inspections are for all new rentals and every two years thereafter if required for compliance.

Re-inspection per unit \$21.00

Re-inspections are repeat inspections to verify compliance of items that failed during the initial inspection.

THE FOLLOWING ITEMS *MUST BE IN WORKING CONDITION PRIOR TO THE INSPECTION TO AVOID A FAILED INSPECTION AND RE-INSPECTION FEE:*

- ALL SMOKE DETECTORS TO BE REPLACED EVERY 10 YEARS WITH 10 YEAR BATTERY LIFE AND ALL SMOKE DETECTORS MUST BE IN WORKING ORDER. (Please check batteries and test smoke detectors prior to inspection).
- ALL WINDOWS AND DOORS MUST OPERATE AND BE FREE OF ANY OBSTRUCTIONS.
- ALL BEDROOMS MUST HAVE CLEAR EXIT OUT, AT LEAST ONE WINDOW AND ONE DOOR. ONLY ROOMS DESIGNED FOR BEDROOMS ARE TO BE USED AS BEDROOMS.
- ANY ADDITIONS OR MODIFICATIONS TO THE PROPERTY MUST BE PERMITTED BY A LICENSED CONTRACTOR AND INSPECTIONS DONE.
- NO ROOF LEAKS. NO LEAKS IN PLUMBING. NO ELECTRICAL HAZARDS PRESENT.
- MUST HAVE HOUSE/UNIT NUMBERS 4 INCHES TALL, IN CONTRASTING COLORS VISIBLE FROM STREET LOCATED ON THE BUILDING.
- EXTERIOR OF PROPERTY TO BE FREE OF TRASH AND DEBRIS.
- EXTERIOR OF STRUCTURE IN SOUND AND WEATHER TIGHT CONDITION.
- INTERIOR SURFACES TO BE FREE OF HOLES AND BE IN A SANITARY AND VERMIN FREE CONDITION.
- INSPECTIONS FOR RENTAL UNITS ARE DONE MONDAY-FRIDAY, BETWEEN 8:30AM-4:00PM AND MUST BE SCHEDULED NO LATER THAN ONE BUSINESS DAY BEFORE THE INSPECTION IS NEEDED.
- IF AN APPROXIMATE INSPECTION TIME IS NEEDED (AFTER THE INSPECTION HAS BEEN SCHEDULED), CONTACT THE BUILDING DEPARTMENT AT 561-642-2064 BETWEEN 7:45-8:15AM THE MORNING OF THE SCHEDULED INSPECTION.



City of Greenacres

Building Department
5800 Melaleuca Lane | Greenacres | Florida | 33463-3515
Ph: 561-642-2053 | Fax: 561-642-2049 | www.greenacresfl.gov

Application Date _____

Business ID # _____

Rental Property Application

PROPERTY OWNER <i>(Dueño de la Propiedad)</i>				
Name _____ <i>(Nombre)</i>		Phone _____ <i>(Telefono)</i>		
Mailing Address _____ <i>(Direccion del correo)</i>	(Street)	(City)	(State)	(Zip)
Email Address _____				

RENTAL PROPERTY <i>(Propiedad de arriendo)</i>	NUMBER OF UNITS _____ <i>(Numero de unidades)</i>
Address _____ <i>(Direccion)</i>	Greenacres, FL _____ <i>(Zip)</i>
Address _____ <i>(Direccion)</i>	Greenacres, FL _____ <i>(Zip)</i>
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Address _____ <i>(Direccion)</i>	Greenacres, FL _____ <i>(Zip)</i>
Address _____ <i>(Direccion)</i>	Greenacres, FL _____ <i>(Zip)</i>

CODE ENFORCEMENT CASE NUMBER (IF APPLICABLE) _____ <i>(Violacion de Codigo, si aplica # de caso)</i>
Will unit require remodeling or renovations? Yes No <i>(La unidad requiere renovaciones o remodelacion)</i> <input type="checkbox"/> <input type="checkbox"/>

FOR OFFICE USE ONLY			
DISTRICT _____	ZONE _____	PCN # _____	
COMMENTS _____			
TOTAL # OF UNITS _____	FEE PER UNIT \$ _____	\$ _____	
RESIDENTIAL RENTAL INSPECTION	FEE PER UNIT \$ _____	\$ _____	
		TOTAL FEE \$ _____	
INSPECTION DATE _____			

Continue on reverse

The City of Greenacres Code of Ordinances, sections 5-8 and 8-72 (b) (9), requires a safety inspection and valid Local Business Tax Receipt (formerly known as Occupational License) for all dwelling rental units located within city limits. A safety inspection must be scheduled within thirty (30) days of application to avoid any penalties and/or Code Enforcement action. It is the responsibility of the property owner to schedule such inspection.

To schedule an inspection please call 561-642-2053, between 8:00am—4:00pm - no later than one business day before you want the inspection.

Property Owner Initial _____

It is unlawful to lease, rent, or otherwise convey (exclusive of sales involving transfer of one hundred (100) percent ownership interest) any dwelling, structure, or part thereof, trailers or other conveyances, to any person prohibited from establishing such permanent residence or temporary residence pursuant to section 9-18 of this article, if such dwelling, or part thereof, is going to be used as a permanent residence or temporary residence of the person, and the dwelling is located within one thousand five hundred (1,500) feet of any designated school, public library, day care center, park, playground, community center, day camp, or other place where children regularly congregate.

A property owner or property manager's failure to comply with the requirements of this section shall constitute a violation of this section, and shall subject the property owner, property manager or other person or entity in the care, custody or control of the real property to enforcement proceedings as authorized by chapter 2 of this Code or by any other means of enforcement allowed by law.

Property Owner Initial _____

Signature of Applicant _____ Date _____

City of Greenacres

5800 Melaleuca Lane • Greenacres • Florida • 33463-3515
Ph: 561-642-2017 • Fax: 561-642-2004 • Email: cm@greenacresfl.gov

Joel Flores
Mayor

Andrea McCue
City Manager

August 20, 2021

BUILDING SAFETY INSPECTIONS

Dear City of Greenacres Building Owner:

The recent building collapse in Surfside, Florida, has heightened awareness of the need to proactively inspect aging building structures in the coastal areas of Florida, including the City of Greenacres (City). **Now is the perfect time for you to engage licensed Florida design professionals to perform a thorough safety inspection of your building, particularly if it is approaching 40 years of age or older.**

Miami-Dade County has had a mandatory Building Safety Inspection Program since the 1970s. Broward County began a similar Building Safety Inspection Program in 2006. These county-wide programs call for structural and electrical inspections for buildings **40 years old, or older**, and every ten (10) years thereafter.

Neither Palm Beach County nor the City of Greenacres has established similar mandatory building recertification programs, although after the terrible tragedy that occurred at Champlain Towers in Surfside, this may soon change. The League of Cities and Palm Beach County have established a Subcommittee to identify concerns and best practices with the goal of a unified building safety inspection program in the near future. The City's Building Official is part of this subcommittee, comprised of 39 Palm Beach County municipalities. In addition, the City Council is considering adopting local legislation.

While new regulations for older buildings may be forthcoming, the City of Greenacres encourages you, as property owners, to act now. If your building is approaching 40 years of age, or is older, it is recommended that both a structural and electrical evaluation of your building's current conditions be conducted and repairs of deficiencies that pose a potential threat to life safety be made.

As a reminder, Florida Statutes stipulate that condominium associations are responsible for maintenance of the common elements of the condominium property and that associations may be found liable for non-exercise of their powers:


Florida Statute 718:

718.111 - The association. (3) POWER TO MANAGE CONDOMINIUM PROPERTY AND TO CONTRACT. SUE. AND BE SUED; CONFLICT OF INTEREST- *The association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the condominium property.*

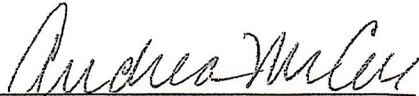
718.113 - *Maintenance of the common elements is the responsibility of the association.*

The City will endeavor to notify you of future changes to State, County or Local Law which impose mandatory inspection requirements; however, it is incumbent upon you to stay aware of all applicable laws governing your property and ensuring your buildings are safe for human occupancy.

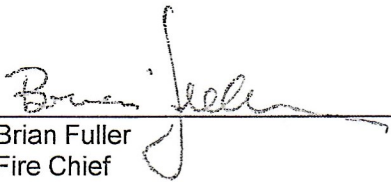
Respectfully,




Joel Flores
Mayor



Andrea McCue
City Manager



Brian Fuller
Fire Chief



Scott K. Wood
Building Official