



MONICA CEPERO, County Administrator

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June 22, 2022

TO: Broward County Municipal Managers

**RE: Tenant Bill of Rights and Fair Notice to Tenants Ordinances**

To address increasing concerns raised by Broward County residents regarding landlord/tenant issues, such as residential rent increases and termination notices, the Board of County Commissioners recently enacted two Ordinances:

**Fair Notice to Tenants Ordinance** (Ordinance 2022-21 adopted April 26, 2022, and amended June 14, 2022) applies countywide to new residential tenancies commencing on or after May 1, 2022, and for renewals of residential tenancies with a commencement date on or after September 1, 2022. The Ordinance requires at least sixty (60) days' written notice of termination be given by either the landlord or tenant when terminating residential tenancies without a specific duration (e.g. month-to-month rentals). In addition, for residential leases with a defined term, landlords must provide their tenants at least sixty (60) days' written notice of any rent increases exceeding five percent (5%) of the then-current rental rate. The notice of a rental rate increase does not apply if notice of a subsequent increase of the rental rate is expressly provided in writing in the written lease.

**Tenant Bill of Rights Ordinance** (Ordinance 2022-31 adopted June 14, 2022) applies countywide to new residential tenancies and renewals with a commencement date on or after September 1, 2022. This Ordinance requires landlords to provide all applicants for residential rental units with a "Tenant's Bill of Rights" form, promulgated by the County, that describes their rights as tenants under applicable law and provides information on helpful resources available in Broward County. It further requires landlords of residential rental units to provide written notice to tenants regarding late fees being assessed under their rental agreements.

Both Ordinances may be enforced by code enforcement officers, including municipal code enforcement officers, and any law enforcement agency having jurisdiction of the area where the residential rental unit is located pursuant to Section 125.69 and Chapter 162, Florida Statutes, or pursuant to any applicable municipal code enforcement provision. Broward County will enforce these Ordinances in the Broward Municipal Services District. Similar enforcement action by your respective municipal code enforcement officers will protect tenants in your community.

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)

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Information for landlords and tenants about these Ordinances, along with the "Tenant's Bill of Rights" form, is available on our website at [broward.org/planning/renters](http://broward.org/planning/renters). Please share this website with residents and community leaders. Collectively, we can address the needs of tenants throughout Broward County.

Sincerely,



Monica Cepero  
County Administrator

Attachments (2) – Ordinances 2022-21 and 2022-31

cc: Board of County Commissioners  
Andrew J. Meyers, County Attorney  
Kimm Campbell, Assistant County Administrator  
Lenny Vialpando, Director, Resilient Environment Department