Required Notice of Rental Housing Rights and Resources

Pursuant to Broward County Ordinance 2022-31, landlords and other lessors of residential rental property in Broward County are required to distribute this notice to persons applying to rent a rental unit. Where no application is required, this notice must be provided prior to the tenant beginning to occupy the rental unit.

This notice provides a general overview of rental rights and related resources for tenants in Broward County but is not intended to provide legal advice by either the County or the landlord providing the notice.

TENANTS HAVE RIGHTS

Just as tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order, and not disturbing the peace - landlords have certain requirements and restrictions as well, such as providing a clean and safe property by maintaining the major systems and the building structure. Landlords in Broward County are also required to provide notice to tenants informing them when a late fee has been incurred.

KNOW THE LAW

Tenants in Florida can have either a written or an oral lease agreement. Because there are more likely to be misunderstandings with an oral lease, if possible, it is recommended that tenants have a written lease agreement with the landlord. Prior to entering into a lease, tenants should review their lease regarding their responsibilities and should also be familiar with Florida's Landlord/Tenant Law in Florida Statute Chapter 83, Part II. The State of Florida provides a free brochure with an overview of Florida's Landlord/Tenant Law that is available at **FloridaConsumerHelp.com** or by calling **1-800-HELP-FLA (435-7352)** or **1-800-FL-AYUDA (352-9832) en Español**.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A rental unit must generally include plumbing and heating that is compliant with all applicable codes, be reasonably free from pests and have fully-functioning and locking doors and windows, among other requirements. Structures in Broward County must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you are not responsible for in your lease, contact your landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may be able to report it. Certain issues, such as lack of operable sanitary facilities or water or leaking roofs, can be reported to your **Municipal Building Code Enforcement Department or call 311.**

DISCRIMINATION AND RETALIATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, religion, or sexual orientation, or because you pay your rent with Section 8 vouchers or any other governmental assistance, among other criteria. If you feel you have been discriminated or retaliated against, you can contact the **Broward County Professional Standards/Human Rights Section at (954) 357-6500** or the **Broward County Consumer Protection at (954) 765-4400.**

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease does not prevent you from challenging an eviction. If the landlord is violating the lease agreement, you can always seek relief through the courts. If you cannot afford an attorney, you can contact **Legal Aid Service of Broward County at** to see if you are eligible for free legal assistance.

FINANCIAL ASSISTANCE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. **Contact Broward County Family Success Center at (954) 357-5001.**

BROWARD COUNTY FLORIDA

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Resources

Discrimination (Race, Color, Gender, Age, National Origin, Religion, Disability, Marital or Familial Status, Sexual Orientation, Gender Identity or Expression)

Broward County Professional Standards/Human Rights Section
(954) 357-6500

Persons with Disabilities

Broward County ADA Officer
954-357-6500
(954) TTY: 357-6181
For hearing or speech assistance, call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v)

Section 8

Broward County Housing Authority
954 739-1114
Fort Lauderdale Housing Authority
954-589-7189

Housing & Rental Financial Assistance

Broward County Family Success Center
954-357-5001
The Broward County Emergency Rental Assistance Program (ERAP) provides financial assistance to qualified residents with rent and/or utilities. Visit the ERAP Application Portal at broward.org/rentassistance.

Eviction Proceedings & Disputes

Broward County Clerk of the Circuit Court
(954) 831-6565
Broward County Sheriff's Office Civil Division
(954) 831-8787

Complaints, Security Deposit Disputes & Source of Income Discrimination

Broward County Consumer Protection
(954) 765-4400

Legal Questions or Problems

Legal Aid Service of Broward County
(954) 765-8950

Affirmation of Receipt of Required Notice of Rental Housing Rights and Resources

I/We, _____ [*tenant(s)*], confirm that I/we have received a Required Notice of Rental Housing Rights and Resources on _____ [*date*].

_____
Tenant Signature

_____
Landlord Signature

_____
Tenant Name (Printed)

_____
Landlord Name (Printed)

_____
Tenant Signature

_____
Tenant Name (Printed)

NOTICE: This signature page should be retained by the landlord and a copy should be given to the tenant(s). The Rental Housing Rights and Resources can be found at broward.org/planning/renters.

BROWARD COUNTY FLORIDA