

Hi Volusia Property Owners Association Member,

1. Daytona Beach is proposing a sweeping new landlord ordinance which includes

-Licensing of all landlords { actually all properties not owner occupied }

-A new fee structure { probably to be 200.00 to 350.00 per property per year! }

-A point system where if you accumulate 6 points in 3 years, you would lose your ability to rent your property!

-Registration of tenants and lots more!

Please read the new proposed law on our website

This proposed new law is bad government for the following reasons

1. 1. This new ordinance basically attempts to layer on additional controls for code violations. There is already an existing structure to fine properties with heavy daily fines, { up to 2500.00 PER DAY } to bring properties into compliance

IT IS A DUPLICATION OF EXISTING LAWS

2. It is burdensome to all parties concerned.

The tenant would be subject to increased inspections by City officials { if you were a tenant, would you want City Officials rummaging thru your home? } The City would have much additional burden tracking each point of each property and time at hearings, etc.

The landlord incurs extra expenses with each inspection, as the inspector must find things wrong to justify their jobs!

IT IS A BURDEN TO OWNERS WHO ARE ALREADY LIVING THE NIGHTMARE OF OUR CRUMBLING LOCAL ECONOMY!

3. This is just another tax { anytime money is collected by the government it's a tax! } If you have two homes of say 50,000 value { a typical rental home these days, } the rental will pay double the tax of the owner occupied one, as it enjoys no homestead exemption and no Save Our Home 3% tax cap!

Truly, rental properties often paying double the tax keeps owner occupied property taxes lower. We are taxed enough!

THIS IS JUST ANOTHER ADDITIONAL TAX!

4. With mortgages so hard to get for owner to occupy and unless the City wants to buy all the properties in town, Daytona needs to be attractive to investors. This ordinance will make them invest elsewhere!

THIS IS A DISINCENTIVE TO INVESTORS!

5. With a point system, tenants could intimidate owners and purposely cause them to lose the ability to rent there property!

THIS HAS MASSIVE POTENTIAL FOR MISUSE!

6. With investors looking elsewhere, this would increase the number of vacant properties and cause blight. Why is Detroit so blighted? Their industry is in retreat { like our tourism } and no one will invest in their City!

THIS WOULD CAUSE VACANCY AND BLIGHT!

7. If someone loses there ability to rent, a court battle would certainly ensue, cost the City { ultimately the taxpayers } money to defend in court!

IT WILL BE CHALLENGED IN COURT AT TIME AND EXPENSE!

These are just a few of the reasons this bad proposed new law must be stopped. **Contact the commissioners by call or e mail and tell them NO to the new proposed landlord ordinance.**

City Commissioners

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We can all put a little time into this now.....or a whole lot more later!

Kim Rowland