

Proposed Rental Registration Program

City staff is currently working on the concept of a rental registration program that will be considered and discussed at a City Council Workshop (TBD) in November. Although the details of the proposed program have not yet been developed, it is anticipated that the program would be similar to programs that have been implemented successfully in other cities. Under the proposed program, property owners who plan to rent their property in the City would be required to register and provide information regarding the property rental to the City. There will be fees for the registration process to offset part of the costs of the program, but the amounts of the fees have not been determined. No date for the initiation of the program has been set.

The intent of the City's proposed rental registration program is to enhance the quality of life in Boca Raton neighborhoods by reducing nuisance situations, including noise and lack of property maintenance, that sometimes afflict rental properties with absentee owners. In addition, there have been instances in which the City's current limit of three unrelated persons in a single family residence has not been followed, and the registration program would help the City monitor the number of tenants.

Registering rental properties in the City of Boca Raton would keep the property owners involved and aware of code compliance issues, hopefully, before they become complaints. Maintaining housing code compliance would also help keep property values stable.

The impetus for the creation of the program was a combination of factors including the downturn in the real estate market which led to foreclosures, and the demand for increased student housing. Both of these market changes led to increased single family rentals and in some instances, increased nuisance complaints, particularly when the owners were absent and unable, or unwilling, to maintain the property to code.

Resources for the proposed rental registration program, including funding and several new code compliance positions, were included in the budget for next fiscal year in the event the City Council decides to move forward with the implementation of the program.

Vacation rentals under six months are prohibited in the City of Boca Raton and are not the focus of this program.