

The intersection of rental housing and the civil justice system in Jacksonville



JACKSONVILLE AREA
Legal Aid

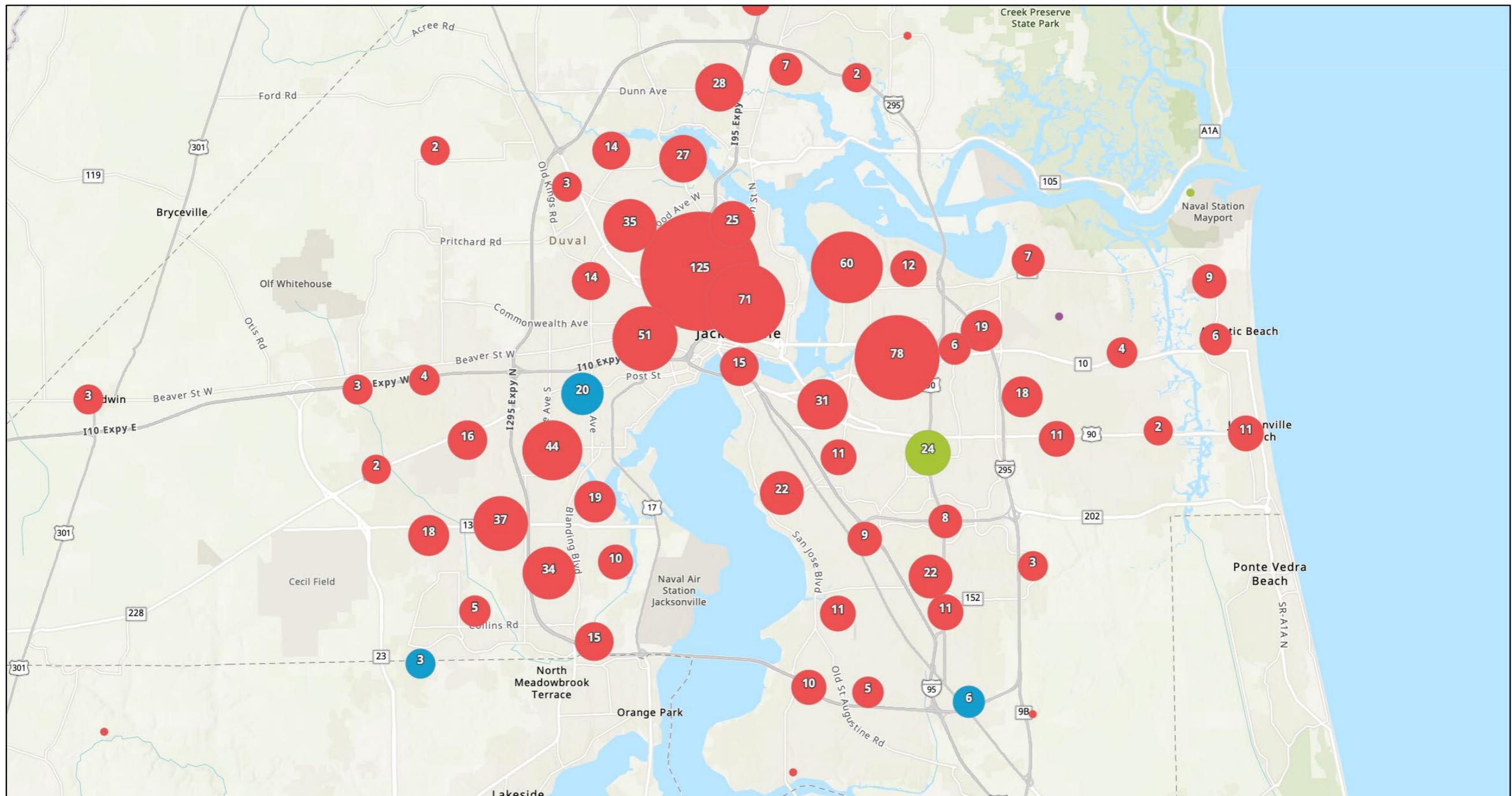
Two main intersections for renters

- ❖ Evictions under Florida's Landlord / Tenant Act, Chapter 83, Part II, Florida Statutes, and
- ❖ Conditions in rental housing (usually enforced by COJ Municipal Code Compliance Division (MCCD))

Chapter 83, Part II

- ❖ Florida is considered one of the most landlord-friendly state in the country (per roofstock.com):
 - ❖ No restrictions on late fees or application fees; no limit on security deposits
 - ❖ law contemplates a 3 day notice, followed by service of an eviction complaint if rent demanded is not paid
 - ❖ after service, tenant has 5 days to file an answer in court AND deposit the full claimed rent in the Clerk's depository

2021-2022 Evictions



9/26/2022

2021-2022 Evictions - Sheet1!A1:M1084

● 69 Other Housing

● 63 Private Landlord/Tenant

● 61 Fed. Subsidized Housing

● 64 Public Housing

1:212,317

0 2.25 4.5 9 mi
0 3.5 7 14 km

Esri, NASA, NGA, USGS, City of Jacksonville, FDEP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Eviction Hotspots

33.0% of all eviction filings come from the top 100 buildings

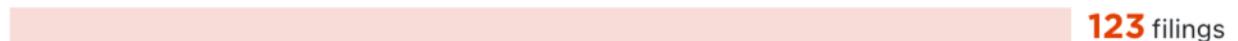
Eviction filings aren't spread evenly across cities: a small number of buildings are responsible for a disproportionate share of eviction cases. This pattern, [which existed before the pandemic](#), continued in 2020 and beyond. We analyzed eviction records in Jacksonville to determine where the most cases are being filed. This is a list of eviction hot spots—the 10 buildings responsible for the most filings—over the course of the past 12 months. We also display the plaintiff name most often listed with a given building in the court filings. Below we map the top 100 hotspots across the county.

Eviction Hotspot data are updated semi-annually.

[↓ Get the data for the top 100 filers](#)

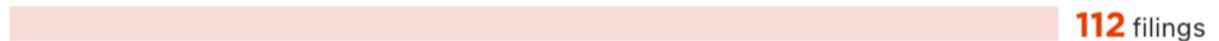
4301 CONFEDERATE POINT RD

CEDAR RIVER PARTNERS LLC



6680 BENNETT CREEK DR

BENNETT CREEK APARTMENTS



3500 UNIVERSITY BLVD N

TREE HOUSE



1591 LANE AVE S

LP, RIVERBANK APTS



401 CENTURY 21ST DR

SHOREHOUSE TIC I LLC



5800 UNIVERSITY BLVD W

OASIS CLUB CGC LLC



4375 CONFEDERATE POINT RD

HERITAGE MULTIFAMILY PARTNERS LLC



The importance of eviction data

- ❖ Eviction affects families as a whole, not just the renter listed on the lease
- ❖ Eviction history remains on credit reporting databases no matter if the tenant wins or loses
- ❖ many evictions are tied to code violations and other issues of habitability - landlords commonly sue even when the tenant has given proper notice or where the landlord is retaliating against the tenant for contacting MCCD

Issues affecting rental housing market

- ❖ high percentage of investor - owned rental property
 - ❖ 72% of apartment complexes are owned by outside corporate investors, who
 - ❖ top the list for both evictions and code violations
 - ❖ investor - owned single family properties predominate in the Sun Belt (Atlanta - 27.17% of all single family properties; Jacksonville - 22.4%)
 - ❖ numerous reported problems with absent apartment managers, use of payment portals, and electronic lock-outs

The basic disconnect - and why we need a rental registry

- ❖ If a tenant experiences conditions issues in their rental housing affecting their habitable housing, they have a right to withhold rent or terminate the rental agreement upon seven (7) days notice (Sections 83.51 and 83.56, Florida Statutes)
- ❖ MCCD, upon finding a code violation, will issue a civil citation to the landlord / management (see prior issue for institutional landlords)
- ❖ **However - if the condition is serious / not corrected in seven (7) days, and the tenant vacates, MCCD will dismiss the citation**

Diversion works

- ❖ The only statutorily-compliant, court-based, county-supported eviction diversion program to ever exist in the State of Florida



The City of Jacksonville's Eviction Diversion Program, created by the Jacksonville City Council as one of the problem-solving courts at the Duval County Courthouse, helps landlords and tenants resolve pending evictions by providing rental payments to landlords and stabilizing short-term emergencies for veterans, seniors, disabled citizens and working families with children.

Jacksonville's Eviction Diversion Program



\$5.2M

return on investment from evictions avoided and homeless services not needed.



84%

of tenants that received assistance remained housed 6 months later.



383

families were able to avoid eviction through Eviction Diversion.

Eligibility

Family includes either a child (<18), senior (60+), veteran, or disabled adult.

Shows financial hardship and consistent past payments.

Faces imminent eviction risk.

Income at or below ALICE threshold.

Confirmed ability to pay rent going forward after receiving short-term aid

Judge Michelle Kalil

"In times when housing insecurity is on the rise, this program has served as a lifeline — not just keeping people in their homes but preserving dignity and stability for those in our community."

Igor Fatyga, People's Choice Apartments, Property Manager

"The program protects housing stability in our community and reduces the strain on court systems. It prevents homelessness and ensures landlords don't suffer unnecessary losses."

Chief Judge Lance M. Day

"The Jacksonville Eviction Diversion Program strengthens our community by resolving landlord-tenant disputes through help, not litigation. It keeps families housed, supports property owners rights, promotes public safety, and reduces court dockets. The landlord-tenant issue settled through this method also serves a greater good by keeping a family that has temporarily fallen on difficult times together with a roof over their heads. Both sides benefit through this innovative program."



jacksonvilleevictiondiversion.org



UNITED WAY
Northeast Florida





JACKSONVILLE AREA
Legal Aid

Questions?
