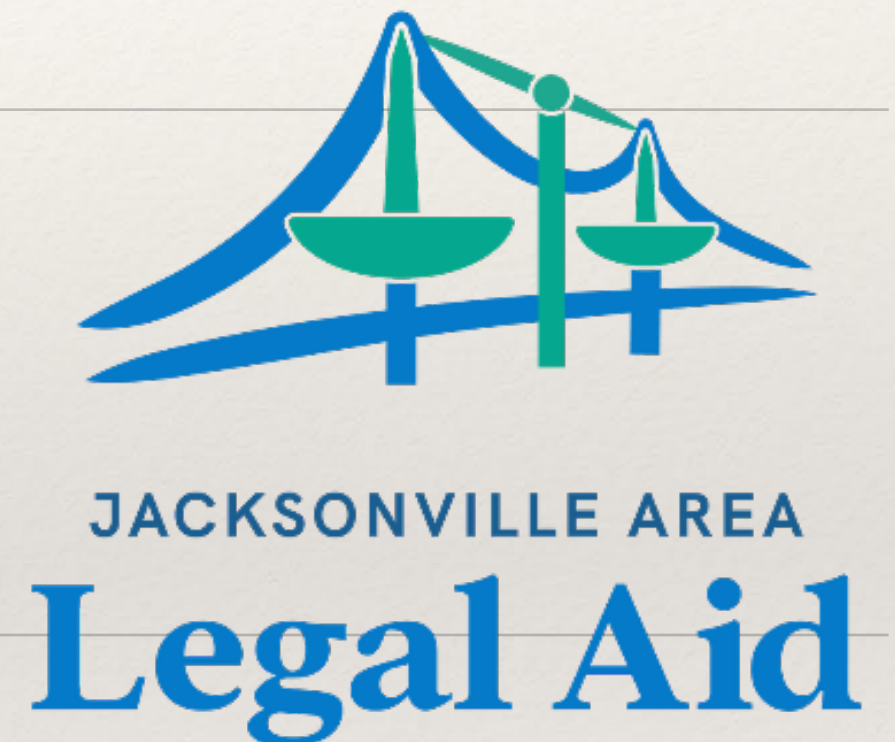


# The intersection of rental housing and the civil justice system in Jacksonville

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# Two main intersections for renters

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- ❖ 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))



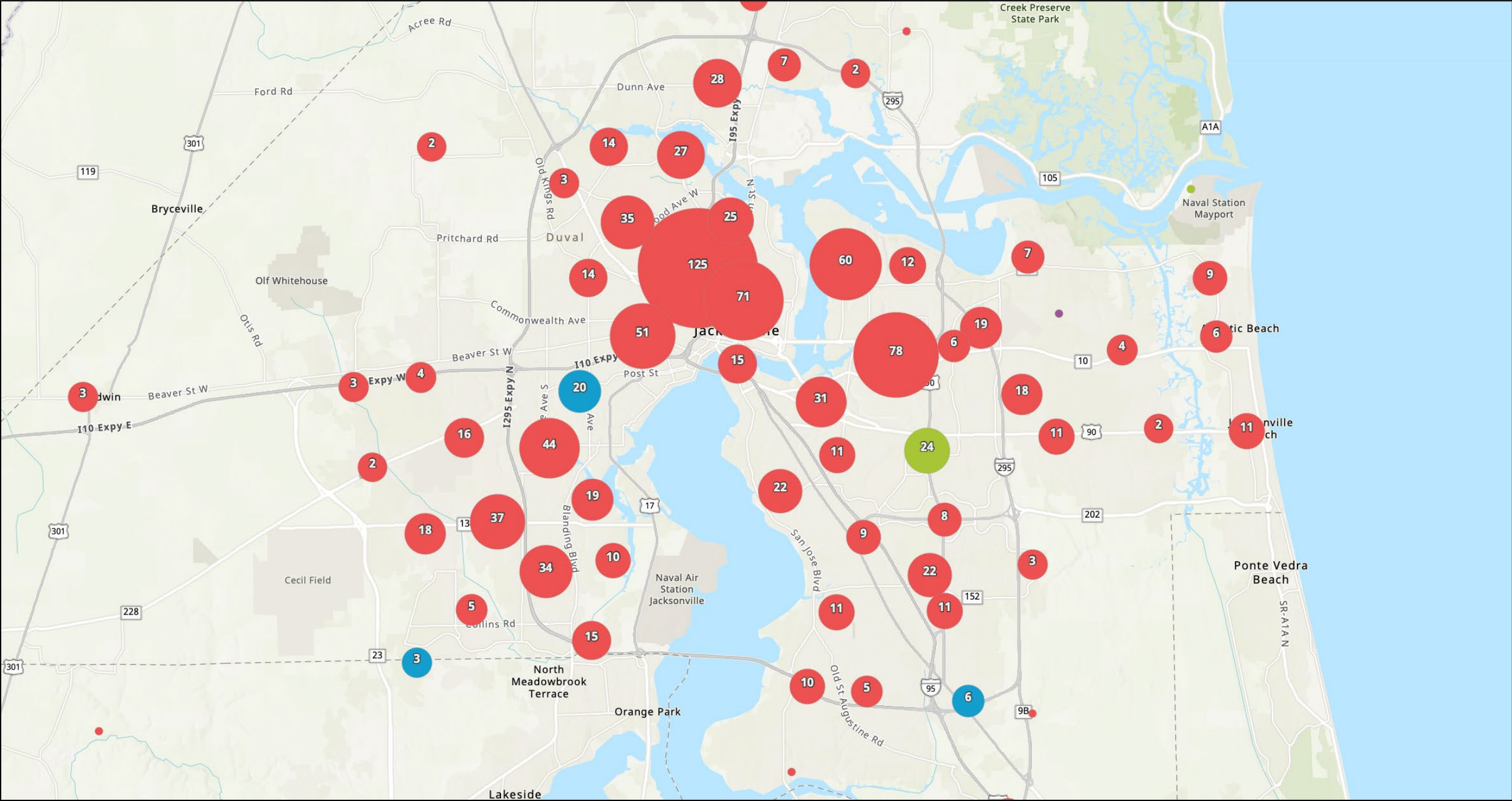
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# Chapter 83, Part II

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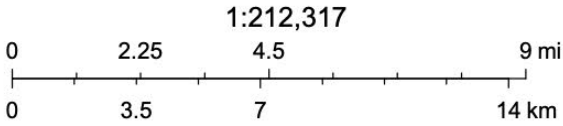
- ❖ Florida is considered one of the most landlord-friendly state in the country (per [roofstock.com](http://roofstock.com)):
  - ❖ No restrictions on late fees or application fees; no limit on security deposits
  - ❖ law contemplates a 3 day notice, followed by service of an eviction complaint if rent 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

- 63 Private Landlord/Tenant
- 61 Fed. Subsidized Housing
- 64 Public Housing
- 69 Other Housing
- 65 Mobile Homes



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

**123** filings

### 6680 BENNETT CREEK DR

BENNETT CREEK APARTMENTS

**112** filings

### 3500 UNIVERSITY BLVD N

TREE HOUSE

**94** filings

### 1591 LANE AVE S

LP, RIVERBANK APTS

**92** filings

### 401 CENTURY 21ST DR

SHOREHOUSE TIC I LLC

**88** filings

### 5800 UNIVERSITY BLVD W

OASIS CLUB CGC LLC

**87** filings

### 4375 CONFEDERATE POINT RD

HERITAGE MULTIFAMILY PARTNERS LLC

**84** filings

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# The importance of eviction data

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- ❖ 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

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- ❖ 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

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# The basic disconnect - and why we need a rental registry

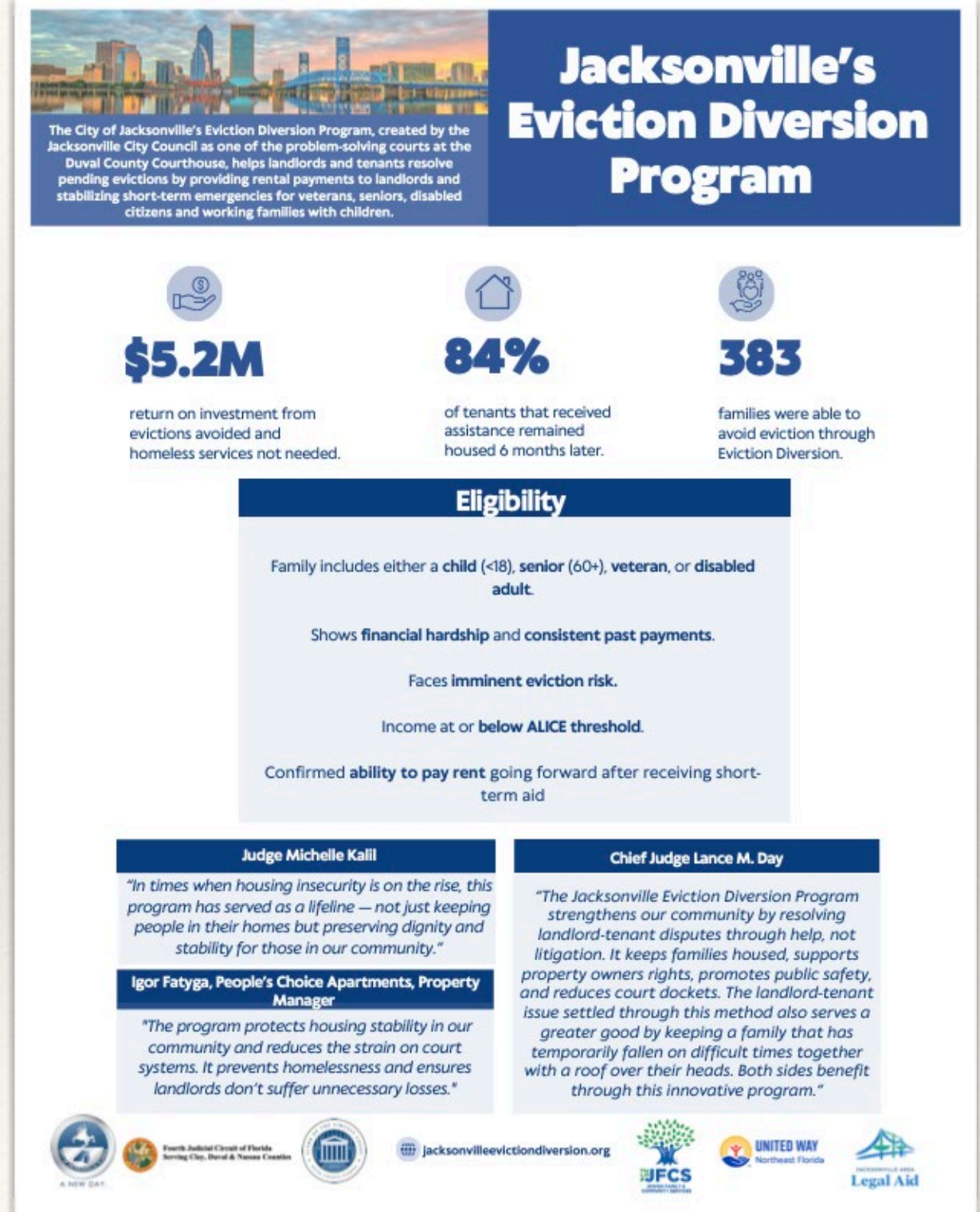
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- ❖ If a tenant experiences conditions issues in their rental housing affecting their habitable housing, they have a right to withhold rent or terminate the rental agreement upon seven (7) days notice (Sections 83.51 and 83.56, Florida Statutes)
- ❖ 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





Questions?

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