
§ 12-129 Residential rental property registration.

(a) *Purpose and intent.* The purpose and intent of this section is to establish a registration process to address the significant amount of residential rental property located within the City of Cape Coral. It is the City's further intent to specifically establish a residential rental property registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance of residential rental properties.

(b) *Definitions.* For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Dwelling unit shall have the same meaning as provided in Article 11 of the Cape Coral Land Development Code, as amended.

Leased or rented shall mean any arrangement, by written agreement or otherwise, in order to lease, sublease, rent, license, sublicense, or allow occupancy of a residential rental property.

Owner shall mean any person having any legal or equitable interest in any residential rental property.

Parcel shall have the same meaning as provided in Article 11 of the Cape Coral Land Development Code, as amended.

Residential rental property shall mean a dwelling unit located in a residential structure containing four individual dwelling units or fewer that is leased or rented to another person or entity. Residential rental property shall not include any dwelling unit that is owned by a federal, state, or local housing program or the federal Department of Housing and Urban Development, hotels, motels, or any community residential facility licensed and inspected by the state of Florida. Residential rental property shall not include public lodging establishments, as defined in Section 509.013, Florida Statutes, except for vacation rentals, as defined in Section 509.242, Florida Statutes. Residential rental property shall not include dwelling units that are owner-occupied.

(c) *Registration of residential rental property required.*

- (1) The owner of any residential rental property located in the City of Cape Coral shall be required to register each said property with the Department of Community Development ("Department"), on forms provided by the City or through the online registration portal on the City's website.
 - (2) The registration by the owner shall provide the City with contact information for the residential rental property, including, but not limited to, legal name of the owner, and an individual or company name, direct mailing address, email address (if any), and telephone number for a person or entity responsible to respond to any nuisances, code violations, and emergencies that may arise at the residential rental property.
 - (3) The owner shall maintain current contact information with the Department and shall be required to notify the Department within thirty (30) days after any changes to the registration information provided to the City. In the event ownership of the residential rental property changes, the new owner shall register said property with the Department within thirty (30) days from the date of such ownership transfer, in accordance with Subsection (c)(1) above.
 - (4) At the time of registering a residential rental property with the City, the owner shall pay a one-time registration fee of \$35.00 for an individual dwelling unit. Notwithstanding the foregoing, owners of residential structures containing more than one dwelling unit, when each unit is owned by the same owner and located on the same parcel, may register all such units with the Department under a single registration and pay a one-time registration fee of \$35.00.
- (d) *Enforcement and penalties.* The failure to register a residential rental property with the City, or otherwise comply with this section, shall be a violation of this section and subject the owner to the

code enforcement provisions and procedures provided in Section 2-81 through 2-96, Cape Coral Code of Ordinances.

(Ord. 24-21 , § 1, 3-17-2021)