

City of Delray Beach
Community Improvement Department

To learn more about

Rentals in Delray

please contact:

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**GUIDELINES
FOR
RENTALS**



Welcome!

The City of Delray Beach was recognized as an All-American City in 1993 and 2001, and was named "The Best Run Town in Florida" by Florida Trend magazine in 1994.

We welcome you to this proud community and hope this brochure provides the information you need to help us maintain our appealing image.

The Information in this brochure will allow the Community Improvement Department to work together with landlords and tenants to enhance property values and maintain attractive neighborhoods for residents and visitors.

We encourage you to understand and abide by City laws and code related issues. Please help us continue to make Delray Beach a safe and attractive place to live.

Landlord Permit

- A landlord Permit is required to lease a residential unit in the City of Delray Beach. To obtain a landlord permit application, please contact Nancy Patterson at 243-7243 or mydelraybeach.com

**Landlord /Tenant
Responsibilities**

- The City of Delray Beach utilizes the Standard Housing Code that establishes minimum standards for residential housing.
- Landlords are accountable for providing safe housing for tenants. Landlords are required to provide adequate heating facilities, safe electrical systems, sound structural elements of the building and functional sanitation facilities.
- Tenants can be held liable for improper disposal of waste material, misusing certain equipment and not keeping their unit sanitary

Related and Unrelated

- The City restricts the number of unrelated people living in a residence to prevent overcrowding. In general, no more than 3 unrelated persons may live together in a single dwelling unit. A copy of the City's definition of single family is available by contacting Code Enforcement at 243-7219.

Important Numbers

- Landlord Permits - 243- 7243
- Rental Housing Inspections - 243-7241
- Code Enforcement - 243- 7219
- Waste Removal Services - 243-7219
- Garbage Carts/Recycling Bins - 243-7219
- Utility Billing - 243- 7100
- Police & Fire Emergency - 911
- Non-Emergency Police - 243-7800
- Non-Emergency Fire - 243-7400
- Litter Prevention - 243-7138

Overgrowth

- Landscaping must be properly maintained to present a healthy, neat, and orderly appearance. Most yard area vegetation must be kept to height of less than 12". Shrubs and trees must be trimmed to eliminate site distance problems, particularly at corner properties. Please contact Code Enforcement at 243-7219 for additional requirements concerning overgrowth.
- Trees should be allowed to attain their normal size and a twenty (20) foot canopy spread prior to any pruning except to remove diseased limbs. Do not attempt to trim branches near any FPL power lines. Please call 1-800-342-5375.

Animal Control

- Animal complaints need to be made to Palm Beach County Animal Control at 276-1344

Home Occupations

- A Business Tax Receipt is required for a home occupation. Please call Business Tax Receipt at 243-7209 for information on allowable home occupations and requirements.

Repairs

- Please contact the Building Inspection Division before making any repairs to rental property other than routine maintenance. A permit may be required. Contact the Building Department at 243-7200.

Garbage/Trash Collection

- City ordinances required that vegetative and bulk waste items, recycling and regular garbage cannot be placed out for collection at curbside earlier than 5:00 p.m. on the day preceding the scheduled collection day. All items for collection must be out no later 6:00 a.m. on collection days. Garbage containers must be removed from curbside by 7:00 p.m. on collection day.
- Sometimes it is not convenient, sometimes we forget; in order to preserve neighborhood appearance and avoid special pickup charges, please follow setout time rules for discarded items. Special pickup charges of \$11.50/cubic yard will be added to water bills for items set out for collection at incorrect times.

Recycling Bins/Garbage

- Most single family and certain multi family residential units are eligible to receive city curbside garbage carts and recycling bins at no charge. Please call 243-7219.

Outside Storage

- Storage of materials such as appliances, indoor furniture, building material and etc. is prohibited. However, materials such as outdoor recreational equipment, furniture and grills are allowed.

Vehicle Parking

- City ordinance prohibits parking vehicles on any roadway for the purposes of advertising any place of business or service. Repairing vehicles, except repairs necessary in an emergency, is prohibited.
- Parking automobiles on vacant lots is not allowed. Abandoned, unlicensed, inoperable, dismantled or unregistered vehicles may be removed and disposed of by the city. Owners of such vehicles or owners of the property from which they are removed are liable for the removal, storage, disposal and publication costs.

Parking Lots

- Improved parking and driveway areas (paved or hard surface material) are required at multifamily dwellings.

Recreational Vehicles

- Boats and boat trailers as well as recreational vehicles may be parked in rear or side yards if properly screened by fences, hedges or walls. There are other requirements for these types of equipment. Please check with the city before hand.