





City of North Lauderdale  
Code Compliance Division

701 SW 71<sup>st</sup> Avenue  
North Lauderdale, FL 33068  
Telephone: 954-724-0878 Fax: 954-720-2064

**Owner/Tenant Inspection Authorization Form**

Property Address: \_\_\_\_\_

Check One:             Apartment                             Private Home

Property Owner Information (If available):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Tenant Information (If applicable):

Name: \_\_\_\_\_ Apt/Unit: \_\_\_\_\_

Telephone: \_\_\_\_\_

I, \_\_\_\_\_, hereby state that I am the lawful owner/tenant of the above property and hereby invite City of North Lauderdale Code Compliance Officer \_\_\_\_\_ onto my owned/rented premises to make an inspection for violations of the City of North Lauderdale's Code of Ordinances.

By my signature below, I swear the above statements are true and correct to the best of my knowledge.

\_\_\_\_\_  
Property Owner/Tenant Signature

**The inspection's approval will be based on the following conditions:**

**Exterior building condition.**

**a.** Exterior wall surfaces. **b.** Roofing and guttering. **c.** Windows and doors. **d.** Fire safety.

**Interior building condition.**

**a.** Density or occupational load. **b.** Electrical wiring. **c.** Plumbing. **d.** Heating and ventilation systems. **e.** Walls, ceilings and floors. **f.** Toilet areas and bathroom floors. **g.** Common corridors, stairways, entrances and exists. **h.** Utility services.

**Outside property condition.**

**a.** Off-street parking. **b.** Landscaping. **c.** Garbage and refuse. **d.** Swimming pools and patios. **e.** Stormwater runoff. **f.** Abandoned property. **g.** Personal property.

**RESIDENTIAL RENTAL PROPERTY LOCAL BUSINESS TAX RECEIPT INFORMATION**

**Fees**

On initial application the inspection fee shall be paid at the time the application is filed with the city. On renewal, the inspection fee shall be paid as a condition precedent to the issuance of the renewal license.

**INITIAL APPLICATION FEE- \$65.00**

<b>INSPECTION FEE- Single-family-\$32.00</b>	<b>Duplex-\$32.00</b>	<b>Triplex-\$40.00</b>	<b>Quadruplex-\$50.00</b>
<b>(PER INDIVIDUALLY OWNED UNIT)</b>			

**BUSINESS TAX RECEIPT FEE-\$10.22 (per unit)**

**RENEWAL FEE- \$20**

**TOTAL COST ANNUALLY (PER INDIVIDUALLY OWNED UNIT)**

<b>Single-family-\$62.22</b>	<b>Duplex-\$62.22</b>	<b>Triplex-\$90.66</b>	<b>Quadruplex-\$110.88</b>
<b>(per rental unit)</b>			

**SEC 82-9 Standards for licensing issuance**

*Standards.* Each property inspected pursuant to the application requested shall meet the following standards established by the city in addition to and supplemented by other requirements adopted by the city, in order to maintain property values, improve the appearance of the city, as well as provide for health, safety and welfare of the occupants of the property inspected:

***(1) Exterior building condition.***

**a. Exterior wall surfaces.** Exterior wall surfaces shall be maintained in good condition to prevent deterioration, and repainted or recovered when 25 percent or more of any exposure becomes discolored or is peeling. Outside walls shall not have any holes or loose boards.

- b. Roofing and guttering.** Roofing and guttering shall be maintained in good condition to prevent water from leaking into the building structure; painted roofs shall be cleaned or repainted when 25 percent or more of any exposure becomes discolored by mildew or is scaling.
- c. Windows and doors.** All exterior windows and doors shall be maintained weathertight and in good operation condition to provide security.
- d. Fire safety.** All fire safety requirements shall be provided and maintained.

**(2) Interior building condition.**

- a. Density or occupational load.** No unauthorized alteration or repair shall be allowed which increases the number of dwelling units for which the building received its certificate of occupancy.
- b. Electrical wiring.** Electrical wiring and appurtenances shall be maintained according to code and in a safe condition.
- c. Plumbing.** All plumbing facilities shall be maintained in good sanitary working condition free from leaks and obstructions.
- d. Heating and ventilation systems.** Heating and ventilation systems shall be maintained in good repair and working condition.
- e. Walls, ceilings and floors.** Every wall, ceiling and floor shall be verminproof and kept in good repair.
- f. Toilet areas and bathroom floors.** Toilet areas and bathroom floors shall be so maintained so as to be impervious to water so as to all the facility to be kept clean and sanitary.
- g. Common corridors, stairways, entrances and exists.** These facilities shall be kept free from obstructions and fire hazards. Common entrances and stairways shall be kept ventilated and provided with emergency lighting that is maintained in good working condition. Handrails shall be installed in all stairways and on all balconies. Exits shall be clearly marked and provided with emergency lighting where required by the code and be maintained in good working condition.
- h. Utility services.** Every supplied utility which is required at the time of certificate of occupancy shall be maintained in operational condition according to this Code.

**(3) Outside property condition.**

- a. Off-street parking.** The number of required off-street parking spaces shall be maintained Paving, striping, curb-ing, wheelstops, as well as drainage facilities, must be maintained. Paved areas must be repaired or replaced when any deterioration occurs to the extent that the roadrock or subbase is exposed.
- b. Landscaping.** All landscaping shall be maintained as required by this Code.
- c. Garbage and refuse.** Brush, weeds, broken glass, stumps, filth, garbage, trash and debris shall not be permitted on the premises. Each residential living unit shall be provided with close-fitting solid waste storage equipment or garbage containers which meet the requirements of this Code.
- d. Swimming pools and patios.** Swimming pools and patios shall be maintained in a clean sanitary condition free from debris, trash, garbage, or vegetation. Screened enclosures and doors shall be intact and in good working condition.
- e. Stormwater runoff.** All areas of the property shall provide drainage capabilities and facilities to properly dispose of stormwater runoff in an approved manner. Stormwater runoff shall not be disposed of onto or through other properties. All drainage facilities shall be maintained in good working condition.
- f. Abandoned property.** Abandoned property shall not be permitted to remain on private property or open easement contiguous to private property.
- g. Personal property.** Personal property shall be stored in either an approved container or in some other type of enclosed facility.

**Please contact the Community Development Department with any questions:  
701 SW 71<sup>st</sup> Avenue, North Lauderdale, Florida 33068  
Telephone: (954) 724-7069                      Fax: (954) 720-2064**