

## MISSION STATEMENT

The City of Fort Lauderdale's Community Enhancement Division is comprised of a team of code and administrative professionals who collaborate with our residential and commercial neighbors to foster the preservation and revitalization of our neighborhoods. The division strives to prevent blight, protect the health, safety, and welfare of our neighbors and visitors, and educate our neighbors on property maintenance standards.

## GOALS

- To foster an environment of voluntary compliance.
- To prevent and expeditiously eliminate blight in the community.
- To equip our neighbors with the resources they need to help us maintain the ambiance of the community.
- To encourage business growth through the beautification of our commercial communities.
- To serve our neighbors professionally, equally, with integrity, and respect.

## HOW TO MAKE A REPORT

- **Call the Community Enhancement and Compliance Division at (954) 828-5207 Monday – Friday, 8 a.m. – 4 p.m.**
- **Email us at [cenhancement@fortlauderdale.gov](mailto:cenhancement@fortlauderdale.gov) and include your name and address.**  
*PLEASE NOTE: All emails and written communication are public records and may be subject to public disclosure. Anonymous complaints can be made by phone or in person. As of July 1, 2021, Florida law governed by CS/SB 60 prohibits a code inspector from initiating enforcement proceedings for a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an enforcement proceeding may occur. This paragraph does not apply if the code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.*
- **Weekends or after hours:**  
24/7 Customer Service Hotline (954) 828-8000
- **LauderBuild** – Create an account to submit and track your code complaints at [ftcity.info/lauderbuild](http://ftcity.info/lauderbuild). Once logged in, select New Application, Enforcement, and then Code Case from the drop-down menu.

## REGISTRATION PROGRAMS

### LANDLORD REGISTRATION

The City of Fort Lauderdale has enacted an ordinance that requires property owners to register their rental properties with the City's Code Compliance division by providing a phone number and email address where they may be reached. City Staff will use the contact information to call or email property owners when there is a code violation or emergency at their rental property.

### VACANT LOT REGISTRATION

In an effort to maintain attractive communities and achieve the maximum amount of voluntary compliance, the Community Enhancement and Compliance Division has established a free voluntary registration program for property owners of vacant lots.

### VACANT PROPERTY REGISTRATION

The City of Fort Lauderdale has enacted an ordinance that requires lenders to register vacant and/or abandoned properties with the City's Code Compliance Division. The Mortgagee of an abandoned residential real property, holding a mortgage that is in default, must register the property. They must provide the City with, among other things, the name and contact telephone number of the service provider or local property management company responsible for the maintenance of the property.

The property is registered annually until it is no longer in default. There is an annual registration fee of two hundred dollars (\$200) per property.

### HOW TO REGISTER

- 1 Visit LauderBuild at [ftcity.info/lauderbuild](http://ftcity.info/lauderbuild) and create an account or login to your existing account.
- 2 Select New Application and Enforcement from the menu.
- 3 Read and accept the Terms of Use.
- 4 Use the dropdown arrow next to Enforcement to expand the options and select the appropriate registration.
- 5 Follow the steps to complete and submit the registration application.



## CITY OF FORT LAUDERDALE DEVELOPMENT SERVICES DEPARTMENT

## COMMUNITY ENHANCEMENT AND COMPLIANCE DIVISION

700 N.W. 19th Avenue  
Fort Lauderdale, FL 33311

8 a.m. - 4 p.m.  
(954) 828-5207

[www.fortlauderdale.gov/communityenhancement](http://www.fortlauderdale.gov/communityenhancement)



**Fostering the preservation  
and revitalization of  
our neighborhoods**

If you would like this publication in an alternate format, please call (954) 828-4755 or email [strategiccommunications@fortlauderdale.gov](mailto:strategiccommunications@fortlauderdale.gov).

## PROPERTY MAINTENANCE STANDARDS

### YARD MAINTENANCE

Maintenance of yards and swales/rights-of-way abutting property are the responsibility of the property owner.

### INOPERATIVE MOTOR VEHICLES

Inoperative and/or derelict vehicles are not permitted. A vehicle is considered inoperative if a current tag isn't displayed and/or it is not fully equipped to legally and safely operate on public streets.

### JUNK, TRASH, AND DEBRIS

Junk, auto parts, furniture, trash, tires, building materials, tree trimmings, and any other debris cannot be left in the yard and must be properly disposed of properly.

### PARKING

Parking is permitted for passenger cars and motorcycles in residential properties only on a legal driveway or in a garage.

### COMMERCIAL EQUIPMENT

Commercial vehicles are not allowed to be parked or stored in a residential neighborhood between the hours of 9 p.m. and 6 a.m. unless they are in a fully enclosed structure and/or screened from view.

### OUTDOOR STORAGE

Outdoor storage is prohibited. You may not keep indoor furniture, household appliances, auto parts, building materials, or any other similar items outside.

### CONDITION OF STRUCTURES

Any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts of a structure must be maintained in weather tight, rodent proof, sound condition and in good repair. Vacant properties must remain secure at all times. In some instances, this may involve acquiring a board up certificate and boarding the property.

### ILLEGAL DWELLING UNITS

Dwelling units added to interior/exterior of a structure without proper permits are illegal regardless of how long they have existed.

### PROHIBITED BUSINESSES

Most businesses are not allowed to operate in residential areas. Engaging in a business requires a Business Tax Receipt and zoning approval.

## ENFORCEMENT RESOURCES

Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale provides enforcement resources that can be used when voluntarily compliance with the City's code is not achieved.

The **special magistrate hearing** process is a quasi-judicial process where a licensed attorney serves as an independent judge. This administrative hearing occurs on the first and third Thursday of each month at City Hall located at 100 N. Andrews Avenue, Fort Lauderdale, FL. During the hearing, the code officer and respondent present evidence and testimony to the magistrate. The magistrate then determines if the alleged violations did occur and if the person named in the Notice of Violation is responsible for the violation. If the magistrate rules in favor of the City, a time frame for compliance and fines may be assessed and imposed.

Fines or penalties imposed by the magistrate may be recorded as a lien against all real property owned by the property owner. If a lien remains unpaid and the property is not a homestead, foreclosure or action may be initiated.

A **civil citation** may be issued when a code officer has reasonable and probable grounds to believe that a violation of a code provision has occurred or exists. In most instances, a warning notice must be issued first. If the violator fails to correct the violation within the time period specified in the warning notice, or if the violation of the code is corrected and recurs, a code inspector shall issue

a citation violation. A warning notice is not required if the code inspector has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible, or if the violator is engaged in violations of an itinerant or transient nature, or if a repeat violation is found.

In the event the board or the special magistrate believes that a violation presents a serious threat to the public health, safety or welfare, the board or the special magistrate may request approval from the city commission for the city attorney to seek appropriate **injunctive relief** in the name of the city in the appropriate court

## LIEN REDUCTION PROGRAM

Lien reduction hearings are held before the Special Magistrate on a monthly basis. During this administrative hearing, the special magistrate determines whether or not a reduction of the fines imposed on a property should be reduced. The magistrate may take into consideration the nature of the violations, time frame the property was out of compliance, impact to the community, and other conditions. The magistrate cannot reduce or waive hard costs incurred by the City.

To be considered for a lien reduction, a complete application and the application fee must be submitted. The property must be in full compliance even with violations that were not cited.

The application fee is \$175 (includes one case) plus \$25 for each additional case.

The application and information regarding the program can be found at [www.fortlauderdale.gov/lienreduction](http://www.fortlauderdale.gov/lienreduction). Questions and documentation can be emailed to [lienreduction@fortlauderdale.gov](mailto:lienreduction@fortlauderdale.gov).