

Required Notice of Rental Housing Rights and Resources

Pursuant to Hillsborough County Ordinance 2021-21-7, landlords and other lessors of residential rental property in unincorporated Hillsborough County are required to distribute this notice to persons applying to rent a rental unit. Where no application is required, this Notice must be provided prior to the tenant's occupation of a rental unit.

This notice provides a general overview of rental rights and related resources for tenants in unincorporated Hillsborough County, but is not intended to provide legal advice by either the County or the landlord providing the notice.

TENANTS HAVE RIGHTS

Just as tenants have responsibilities under Florida law and through lease agreements – including paying rent, keeping the unit clean and in working order, and not disturbing the peace, – landlords have certain requirements and restrictions as well, such as providing a clean and safe property by maintaining the major systems and the building structure. Landlords in unincorporated Hillsborough County are also required to provide notice to tenants informing them when a late fee has been incurred, prior to lease terminations, and before rental increases of more than 5%.

KNOW THE LAW

Tenants in Florida can have either a written or an oral lease agreement. Because there are more likely to be misunderstandings with an oral lease, if possible, it is recommended that tenants have a written lease agreement with the landlord. Prior to entering into a lease, tenants should review their lease regarding their responsibilities and should also be familiar with Florida's Landlord/Tenant Law in Florida Statute Chapter 83, Part II. The state of Florida provides a free brochure with an overview of Florida's Landlord/Tenant Law that is available at FloridaConsumerHelp.com or by calling **1-800-HELP-FLA (435-7352)** or **1-800-FL-AYUDA (352-9832)** en Español.

ALL RESIDENTIAL RENTALS MUST BE FIT FOR HABITATION

A unit must generally include plumbing and heating that is compliant with all applicable codes, be reasonably free from pests and have fully-functioning and locking doors and windows, among other requirements. Structures in unincorporated Hillsborough County must also meet all applicable building, housing, and health codes. If there is an issue with your unit for which you

are not responsible for in your lease, contact your landlord as set forth in your lease. If your landlord does not address the issue within a reasonable timeframe, you may be able to report it. Certain issues, such as lack of operable sanitary facilities or water or leaking roofs, can be reported to **Hillsborough County Code Enforcement at (813) 274-5545**.

DISCRIMINATION AND RETALIATION ARE ILLEGAL

A landlord may not raise your rent or threaten to evict you because you reported a health or safety violation or filed a fair housing complaint. A landlord cannot treat you differently because of your race, nationality, disability, religion, or sexual orientation, or because you pay your rent with Section 8 vouchers or any other governmental assistance, among other criteria. If you feel you have been discriminated or retaliated against, you can contact the **Equal Opportunity Administrator's Office at (813) 272-6554** or the **Hillsborough County Consumer Protection at (813) 635-8316**.

YOU HAVE THE RIGHT TO CHALLENGE AN EVICTION AND OTHER UNLAWFUL ACTION

A lease does not prevent you from challenging an eviction. If the landlord is violating the lease agreement, you can always seek relief through the courts. If you cannot afford an attorney, you can contact **Bay Area Legal Services at (813) 232-1343** to see if you are eligible for free legal assistance.

FINANCIAL ASSISTANCE

If you face eviction and/or homelessness, financial assistance may be available. There are many local organizations that can help. Contact **Hillsborough County Social Services at (813) 301-7341**.



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Resources

Discrimination (Race, Color, Gender, Age, National Origin, Religion, Disability, Marital or Familial Status, Sexual Orientation, Gender Identity or Expression)

Hillsborough County Equal Opportunity Administrator's Office

(813) 272-6554

Persons with Disabilities

Hillsborough County ADA Officer

(813) 276-8401; TTY: 7-1-1

For hearing or speech assistance, call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955- 8700(v) or Dial 711

Housing & Rental Financial Assistance

Hillsborough County Social Services

(813) 301-7341

Section 8

Tampa Housing Authority

(813) 341-9101

Eviction Proceedings & Disputes

Hillsborough County Clerk of the Circuit Court

(813) 276-8100 x 7807

Hillsborough County Sheriff's Office

Civil Process Section

(813) 242-5200

Complaints, Security Deposit Disputes & Source of Income Discrimination

Hillsborough County Consumer Protection

(813) 635-8316

HCFLGov.net/Consumer

Legal Questions or Problems

Bay Area Legal Services, Inc.

(813) 232-1343

Indoor Mold Information

Florida Department of Health

(850) 245-4288

FloridaHealth.gov/Environmental-health/Mold

Affirmation of Receipt of Required Notice of Rental Housing Rights and Resources

I/We, _____ [tenant(s)], confirm that I/we have received a Required Notice of Rental Housing Rights and Resources on _____ [date].

Tenant Signature

Landlord Signature

Tenant Name (Printed)

Landlord Name (Printed)

Tenant Signature

Tenant Name (Printed)

This signature page should be retained by the landlord. Please provide a copy of this document to your tenant(s). The Rental Housing Rights and Resources can be found at HCFLGov.net/TenantRights.



Hillsborough
County Florida

HCFLGov.net/TenantRights