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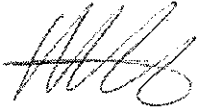
To all of our Unincorporated Hillsborough County clients:

Our office wants to make you aware of an ordinance that went into effect in your County. On March 3, 2021, the Hillsborough Board of County Commissioners passed Ordinance No. 21-7 called the Tenant Bill of Rights, Source of Income Anti-Discrimination and Notice of Late Fees Ordinance. Paragraph 4 of that Ordinance makes it unlawful for a landlord to refuse to allow a tenant to apply for a rental unit in unincorporated Hillsborough County due to certain sources of income. The Sources of Income which must be considered when an Applicant appears online or at your door are as follows: Section 8 Voucher amount, VASH Voucher amount, Social Security Income, SSI Income, Alimony, Child Support, or Rental Amounts received from a property rental or sale. All governmental sources of income must be considered as being applied toward the rental income criteria for your complex. Note that this is quite difficult due to the fact that the voucher amounts are usually a flat amount which does not segregate the amount provided by the Housing Authority and the amount the Tenant pays. In this particular ordinance, which does not seem to be well thought out, the only income criteria considered would be the portion of the tenant required to pay on a Section 8 Voucher or a VASH Voucher. Thus, the question to determine income eligibility to the Case Worker would be what amount will the tenant be paying for rent out of the total Voucher Amount. You then need to multiply the income criteria, the tenant portion times the income criteria normally assessed. For example: A tenant who has a \$1500.00 voucher, but only pays \$500.00 in tenant portion of rent at a property which requires 2 ½ times the income would only have to prove total income of \$1250.00 in order to be eligible to apply for the apartment.

This rental criteria could include all sources of income that the tenant receives to meet that criteria such as the aforesaid alimony, child support, social security benefits, SSI benefits, etc. Note that violation of this ordinance provides that the Landlord may be subject to a fine of \$500.00 for the first offense and \$500.00 for each subsequent offense. This ordinance goes into enforcement of penalties as of July 1, 2021. This gives the Landlord time to train their staff. I believe the most difficult portion of compliance with this ordinance will be procuring from the Section 8 Authority, the tenant portion of rent on their voucher, without these calculations cannot be made, so please get the Case Workers Information from any Section 8 or VASH tenant so that you may contact them, usually via email and phone.

If you have any questions, please don't hesitate to contact our office as we are here to assist you with whatever you need.

Sincerely,

A handwritten signature in black ink, appearing to read 'KL', written in a cursive style.

Kenneth Lowenhaupt, Esq.
For the Firm