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March 18, 2022

**County of Miami Dade Rental Ordinance**

Dear Valued Clients:

Please be advised that on March 15, 2022, the Commissioners of Miami-Dade County passed two ordinances that will be applicable to Landlords and throughout the County.

One ordinance now requires Landlords to provide no less than 60-days’ notice if the rent increase for a month-to-month or renewal lease is greater than 5% of the current rent. If you are a tax credit property sending out 30, 60, and 90 day letters, the 60 day and 90 day letter should both state the new rent amount, if it exceeds a 5% increase or if the month-to-month amount increases the rent in excess of 5%, the Tenant is then required to either accept the increase, reach an acceptable compromise or reject the proposed increase. If the Tenant does not accept the increase or does not reach a compromise with the Landlord, the Landlord may then impose the increase or require the Tenant to vacate by terminating the tenancy.

The second ordinance that passed changes the previous 30-day notice period for termination of month-to-month tenancies to 60 days. This simply means that the Landlord or the Tenant must give 60-days’ written notice of the intent to terminate a month-to-month tenancy prior to the end of any monthly rental period.

This ordinance is scheduled to go into effect as of March 25, 2022. If you would like a copy of the ordinance, please let us know and as always, please contact us if you have any questions at all.

Sincerely,

Kenneth J. Lowenhaupt, Esq.

For the firm