



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Kristen Rosen Gonzalez  
DATE: October 30, 2024  
TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS REGISTRATION REQUIREMENTS FOR LICENSED PROPERTY MANAGERS.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please place on the October 30, 2024 agenda a referral item to the Finance and Economic Resiliency Committee (Finance Committee) to discuss the implementation of a registration process for licensed property owners including a requirement of a two (2) hour training course as well as a registration fee.

Property owners including condominium associations and owners of residential apartment houses often retain the services of property managers to assist with code enforcement matters and appear at special magistrate hearings. While property managers are required to be licensed by the State of Florida, there have been numerous instances and complaints involving property managers who have appeared at special magistrate hearings and have testified under oath that they either unaware or are unfamiliar with the city code section cited in the violation and what is required to bring the violation into compliance. This lack of knowledge can be detrimental to property owners who ultimately may be subject to daily fines and a lien placed on their property if a compliance date is not timely achieved.

Additionally, the creation of a registration process and data base requiring all licensed property managers to register will enable city departments to contact property managers in an emergency and/or enforcement matter prior to the issuance of a violation.

Administration should be prepared to discuss the implementation of a two (2) hour training course as well as an appropriate registration fee and registration form.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

NA

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

## **FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

Citywide

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Office of Commissioner Kristen Rosen Gonzalez

### **Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: FERC - Registration Requirements for Licensed Property Managers. (Rosen Gonzalez)