



On July 28, 2008, the City of West Palm Beach adopted Ordinance No. 4159-08, an ordinance relating to the regulation of the residency of sexual offenders and sexual predators within the City of West Palm Beach. The subject ordinance prohibits sexual offenders and sexual predators from residing within fifteen hundred (1,500) feet of any school, designated school bus stop, child care facility, park, playground, community center, or other place where children congregate, and is applicable to all dwelling units located within the city.

Specifically, Section 54-370 of this ordinance prohibits a landlord or owner of a residential property in the city that is located within fifteen hundred (1,500) feet of any school, designated school bus stop, child care facility, park, playground, or community center, or other place where children congregate from permanently or temporarily letting or renting a residence to any sexual offender or sexual predator, and allows for the imposition of a civil fine against a landlord or owner of residential property in the city for a violation of the City's ordinance.

The provisions of the City's ordinance are not applicable to persons residing at a prohibited location on the effective date of this article. The provisions of this article do apply upon termination of any leasehold relationship arising from a landlord-tenant relationship or the expiration of a lease.

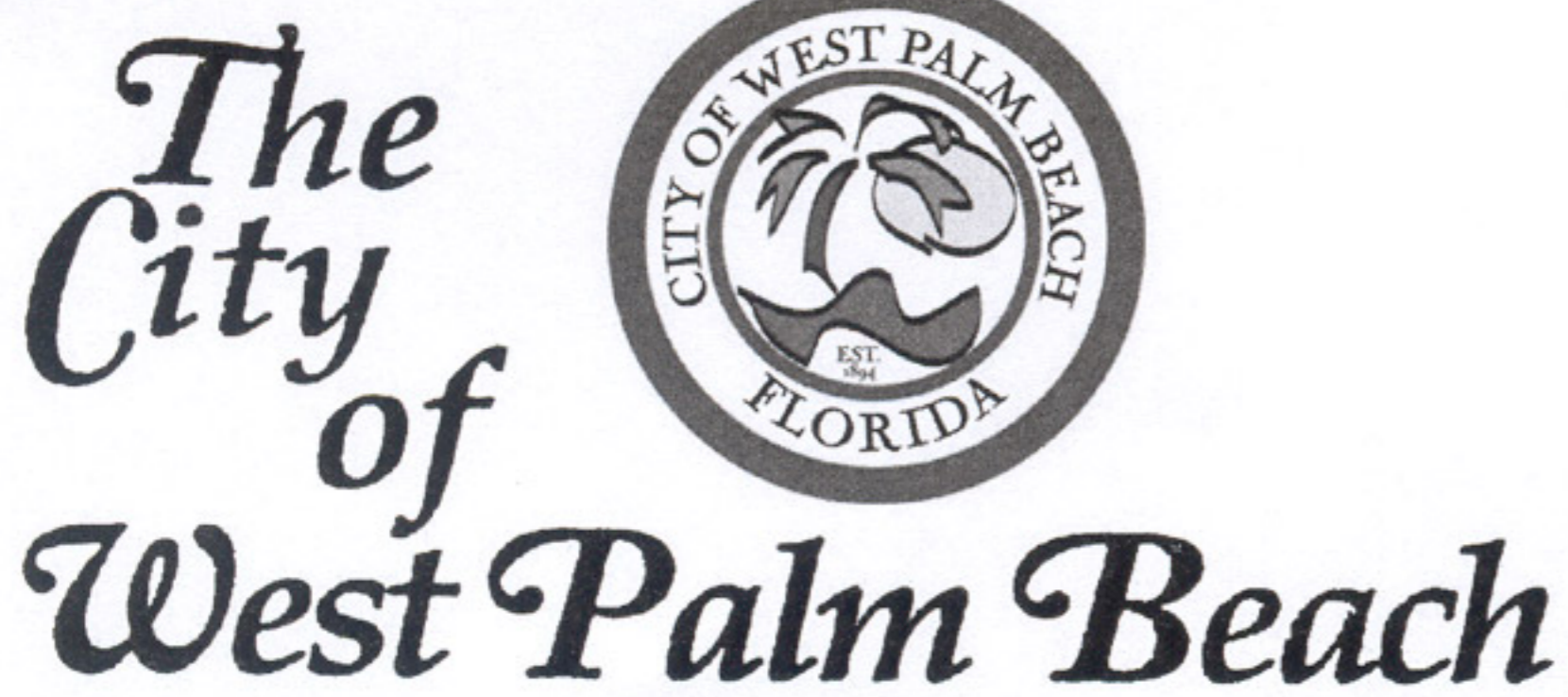
Additionally, the Code of Ordinances sets forth that a landlord or owner of residential property who rents dwelling units located within the city that are located within fifteen hundred (1,500) feet of any school, designated school bus stop, child care facility, park, playground, community center, or other place where children congregate must obtain an affidavit from the tenant that they, or the people who reside with them, are not registered sexual offenders or sexual predators, and must make a good faith effort to confirm that a prospective tenant is not registered as a sexual offender or sexual predator.

The following websites are available for a landlord or owner of residential property to confirm a proposed tenant is not registered sexual offender or sexual predator:

<http://www.wpbpolice.org/sexual-offenders.php>
<http://offenders.fdle.state.fl.us/offender/homepage.do>

Alternatively, you may contact the City of West Palm Beach Police Department Detective Division directly at **(561) 822-1700**.

Such actions shall constitute good faith compliance with the City's ordinance, even if it is ultimately determined that a sexual predator or sexual offender did reside in their rental unit.



"The Capital City of the Palm Beaches"

CONSTRUCTION SERVICES DEPARTMENT
P O BOX 3366
West Palm Beach FL 33402
Telephone: 561/805-6700
FAX: 561/805-6676

Acknowledgement of Landlord/ Property Owner

I, _____, landlord /property owner, have received an affidavit from the prospective tenant(s), that no residents of the rented dwelling are registered as a sexual offender or a sexual predator.

I, _____, landlord /property owner, have reviewed the up-to-date list of sexual offenders and sexual predators, or have conferred with the West Palm Beach Police Department, and have determined that the prospective tenant or tenants are not included on the list.

I, _____, landlord /property owner, acknowledge that the requirements of Chapter 54, Article XII. of the City Code relating to sexual offenders or sexual predators shall apply upon termination of any leasehold relationship arising from a landlord-tenant relationship, or the expiration of a lease, or when an offender or predator changes residence.

ADDRESS: _____

Name of Landlord/ Property Owner (printed) _____

Signature of Landlord/ Property Owner _____ DATE: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____ 20 _____ ,

By _____ who is personally known to me or who has produced _____ As identification and who did (did not) take an oath.

Notary Public Signature

Notary Public Printed Name