

Ordinance # 1323 Adopted November 2011 is

EFFECTIVE IMMEDIATELY!



Are you the owner of a commercial business, apartment building, or house of worship? Then your immediate attention is required. **It shall be unlawful to operate a multi-family building, non-residential structure, or a house of worship without first obtaining a Certificate of Use.**

All multi-family buildings, businesses, and houses of worship are required to:

- Apply for a Certificate of Use by March 1, 2012
 - Renew their Certificate of Use by October 1, 2012
- Property owner's authorization is required!

The Certificate of Use is only valid for the specific address, business name, corporate name and type of business for which it was issued and shall remain valid for one year commencing October 1 through September 30 of each year and shall be renewed annually with a renewal fee in the amount of One Hundred Dollars (\$100.00). If not obtained by March 1, 2012 then such multi-family buildings, businesses, houses of worship will be subject to enforcement proceedings.

Nonrenewal and Revocation of Certificate of Use

The following constitute adequate grounds for the denial and revocation of a Certificate of Use:

- The use or activity on the property is conducted without a Business Tax Receipt or with an unpaid balance of business tax for the previous year.
- The applicant has obtained a CU by misleading, and/or deceptive information, or by making false statements that were relied upon by the city in issuing the CU.
- Unless the violation is cured subsequent to being issued a CU, the property owner was convicted of, or has pled guilty to, a state or federal law violation, or to a city or county ordinance violation, which violation occurred as a part of the main business use.
- The property owner, lessee, or sub-lessee is conducting a business which is not in compliance with a city or county code, state or federal law or regulation.
- There is a pending judgment, order, injunction, or decree entered by a court or tribunal of competent jurisdiction against the property owner, which is prohibiting the property owner from engaging in the use or activity for which the property owner seeks a CU.
- The property owner currently has existing liens on property, or unpaid code enforcement fines and/or penalties.

The City shall not issue a Business Tax Receipt without first issuing a Certificate of Use

CERTIFICATE OF USE

For more information or to obtain an application, please contact Community Planning & Development, Building and Zoning Division 305-895-9820 or visit us at 12340 NE 8th Avenue, North Miami FL

