

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



**JEFFREY R. CLEMENTS**  
Chief of Research  
(904) 255-5137

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 255-5229

**Bill Type and Number:** Ordinance 2020-274

**Introducer/Sponsor(s):** Council Member Bowman

**Date of Introduction:** May 26, 2020

**Committee(s) of Reference:** NCSPHS, F, R

**Date of Analysis:** May 28, 2020

**Type of Action:** Establishment of temporary moratorium on City facility rent increases; request for emergency approval on introduction

**Bill Summary:** The bill temporarily waives annual rent escalators in any lease or license agreement to which the City is a party as landlord or licensor from March 1 through December 30, 2020. It provides that rental credit will be given to a tenant or licensee of a lease for any rent escalator that commenced between March 1, 2020 and the effective date of this ordinance and that was actually paid by a tenant or licensee. Upon the expiration of the moratorium on December 30<sup>th</sup> or upon earlier termination of the program by the City Council, rents shall thereafter be calculated and payable pursuant to the terms and conditions of the applicable lease as if the rent escalator waiver authorized herein had not occurred. Emergency approval on first reading is requested.

**Background Information:** The bill's preamble cites the many difficulties that for-profit and not-for-profit businesses are experiencing due to the COVID-19 emergency declarations and states that waiving the imposition of rent escalators in City leases and license agreements is another measure that will help local businesses recover from the economic losses suffered during this emergency.

**Policy Impact Area:** COVID-19-related economic assistance to businesses.

**Fiscal Impact:** Undetermined

**Analyst:** Clements