2008 Property Standards

(Pursuant to rule chapter 67-57.040)

67-57.040 Property Standards.

(1) All new construction Units must meet the more stringent of the State or local building code requirements as applicable. All Units must contain at a minimum:
   (a) Range and oven;
   (b) Energy Star rated refrigerator;
   (c) Energy Star rated dishwasher (which may be waived for self help units);
   (d) Lever-handled faucet with removable spout or lever-handled faucet with separate sprayer (spout or sprayer must have at least a 9-inch hose);
   (e) No exposed urea formaldehyde particle board;
   (f) Washer and dryer hookups;
   (g) Telephone hook-ups, with electrical outlet located within 12” of each telephone jack (minimum of 2);
   (h) Cable or satellite TV hookups (minimum of 2) located within 12” of an electrical outlet;
   (i) Light switches should be no more than 48” above floor level;
   (j) Midpoint on electrical outlets should be located no less than 18” above finished floor level;
   (k) Reinforced walls for future installation of horizontal grab bars in toilet, bathtub, and shower walls;
   (l) Lever handled faucets with anti-scald in each tub/shower fixture;
   (m) Lever-action handles on all doors and faucets in Units and public areas;
   (n) Toggle-type or rocker style switches for lights and fans;
   (o) All living spaces must be equipped with overhead lighting;
   (p) All doors used for ingress/egress must be 34” (2’ x 10”) or larger. Any door other than a traditional hinged door such as: pocket doors, bi-fold doors, and double doors; must provide for at least a 32” minimum clear width entry;
   (q) At least one accessible means of egress/ingress, which may be waived for manufactured housing Units and Units built in Area(s) of Critical State Concern.

   (r) For Units consisting of two or more levels, all space on the entry level of the Unit must meet the requirements of paragraphs (1)(a)-(q). On the second level at least one full bathroom and one bedroom must meet the requirements of paragraphs (1)(a)-(q) if there is not a full bathroom and a bedroom on the entry level; and;

   (s) Provide a home maintenance manual that includes information on basic home maintenance; manuals for all installed appliances, and information on how to use and maintain the green features of the home.

_____ HOP Member Initial

_____ Homebuyer Initial
(2) Effective January 1, 2009 all new construction Units, excluding Self Help Units, must be certified to one of the following green building practices: EnergyStar, Florida Green Building Coalition, or Leadership in Energy and Environmental Design (LEED). Also effective January 1, 2009, excluding Self Help Units, paragraph (e) listed in subsection (1) of the Property Standards will no longer be applicable.

(3) All Units must include at a minimum the following exterior features:
(a) Minimal landscaping;
(b) Paved/surfaced driveway and walkway to one entry door; and
(c) Off-street parking.

(4) Site standards must include:
(a) Slope and terrain must be suitable for development. There shall be no problems with drainage, steep slopes or waterways on the site;
(b) Access to site must be compatible with existing traffic patterns and street capacity. Site shall not enter or exit onto a major high-volume traffic artery that would create problems for resident access or hazards to children;
(c) Site must be free from excessive traffic and noise, including that from cars, trains and airplanes. Members must submit a mitigation plan to the Corporation, detailing the proposed means and methods of risk reduction, if a Unit is (i) located within 3,000 feet of an active railroad line and/or subject to high railroad noise levels, (ii) located within 1,000 feet of a major high-volume traffic artery, freeway, or other highway that would carry a daily volume of 25,000 motor vehicles or more, or (iii) within 500 feet if the highway that would carry more than 10,000 vehicles but fewer than 25,000. The site must not be located in an airport clear zone;
(d) The site must be free from significant industrial or agricultural hazards, including hazardous substances; toxic chemicals; gas, oil and chemical storage tanks and facilities; runoff; spills; odors; noise; and airborne particulates; and
(e) The neighborhood shall be primarily residential and adjacent areas should be compatible with residential development.

(5) Manufactured homes must meet or exceed the following standards, which are adopted and incorporated herein by reference and are available at http://www.floridahousing.org/Home/Developers/HomeownershipPrograms/HOP, unless superseded by state or local building codes:
(a) Meet the Manufactured Home Construction and Safety Standards (MHCSS) pursuant to 24 CFR Part 3280;
(b) Be sited on a permanent foundation in accordance with the Permanent Foundation Guide for Manufactured Housing (HUD-007487);
(c) Be built to the increased standards in the HOP Manufactured Housing Standards;
(d) Be considered real property by the local property appraiser and the land and home must be taxed together;
(e) Be connected to permanent utility hook-ups; and
(f) All purchase contracts must be turn-key.

Specific Authority 420.507(12), (14) FS. Law Implemented 420.507(23), 420.5088, 420.5089(2) FS. History–New 6-26-06, Amended 10-14-07, Amended 6-17-08.