

Reminder and Recommendations for Bulk Trash  
Disposal During Tenant Move-Ins/Move-Out Property  
Owners/Multi-Unit Property Managers,

**Site Address: 2521 LINCOLN ST**

As part of our shared commitment to keeping our beautiful city, clean and welcoming for all residents, we want to take this opportunity to provide some helpful guidelines regarding bulk trash disposal for when your tenants are moving into or out of your property.

**Help Keep Hollywood Beautiful**

The City is dedicated to maintaining a clean, healthy, and safe environment for all, and we can't do it alone. We need your help in ensuring your tenant's household bulk items—such as furniture, appliances, mattresses, yard waste and other unwanted items are properly disposed of each month as well as when your tenants move out. Adhering to the City Code of Ordinances ensures a clean neighborhood that will only help to increase your property value each year.

**What You Need to Know**

Multi-unit properties serviced by private vendors are not permitted to place bulk items on the public right-of-way for pick up. Bulk pick ups must be scheduled with your private vendor, with materials kept on your private property. Utilizing the public right-of-way for bulk items may lead to unwanted consequences, including:

- Fines and Penalties to the property- which start at \$1,000 for the first violation and \$5,000 for each repeated violation
- Damage to Personal Property or Valuables

**Best Practices for Tenants:**

1. **Educate Tenants on Disposal Options:** Be sure to communicate your expectations and provide tenants with clear guidelines for disposal, such as:
  - Paid Junk Removal Services: Be sure to recommend a licensed and insured junk removal company
  - Donation Centers: Encourage donations of usable items to local charities and organizations
  - A County Landfill: Items like construction debris must be brought to the County landfill for proper disposal
2. **Add a Disposal Clause to Lease Agreements:** When renewing a lease or signing new tenants, consider including a simple clause that reminds tenants of their responsibility to dispose of their garbage, recycling, landscaping debris and household bulk trash items properly. It is especially important to remind them as they prepare to move out.
3. **Move-Out Inspections:** Conduct thorough inspections at the start and end of an occupancy to ensure compliance with City disposal rules. Inspections should be done before refunding security deposits. This can help prevent potential issues, speed your property's turnaround time, and keep the leasing process as smooth as possible.

**We're Here to Help**

City staff is committed to maintaining a beautiful, healthy community. Code Compliance Officers are on patrol for illegal dumping and are enforcing the rules to ensure everyone is following the proper procedures. If violations are found, citations and fines will be issued to the property owner. By taking a few simple steps, you can do your part in keeping Hollywood neighborhoods clean for everyone who lives here. If you have any questions, please give us a call at 954.921.3061.

Thank you for your cooperation,  
Office of Parking & Code Compliance  
City of Hollywood, Florida

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045

[hollywoodfl.org](http://hollywoodfl.org)

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## **Recommended Move-In/Move-Out Procedures**

### **1. Tenant Education**

Property owners/managers should provide clear instructions. Distribute written materials (e.g. lease addendum or flyer) to tenants, including:

- Acceptable Disposal Methods:
  - Weekly garbage, recycling, and yard waste collections and monthly bulk waste collection

- Junk Removal Services:

Encourage the use of private, licensed and insured junk removal companies.

- City or County Public Dumps:

Tenants may transport the items to any local city or county public dumps

- Donation Centers: Recommend donating usable items to local charities.

### **2. Lease Agreement Inclusion**

- Incorporate a clause addressing tenants' responsibilities for proper waste disposal into all lease agreements.
- State that tenants must properly dispose of all personal belongings at the end of their tenancy.
- Clearly explain the penalties for illegal dumping, including fines.

### **3. Move-Out Inspections**

- Conduct thorough inspections before and after tenant occupancy to ensure

compliance.

- Document findings in writing for potential enforcement purposes.

### **Enforcement**

The City of Hollywood will actively monitor compliance with these procedures. Code Enforcement Officers will investigate illegal dumping and issue violations and fines as necessary.

### **Failure to comply will result in:**

- Fines issued to the property owner
- Court order to resolve violations
- Referral to the Office of the City Attorney for further legal action.



### **Illegal Dumping**

The City of Hollywood strictly prohibits the disposal of items on public property, including sidewalks, streets, alleys, and common areas. Prohibited items include but are not limited to:

- Furniture
- Appliances
- Mattresses
- Construction debris
- Yard waste
- Any other items that do not fit within designated waste receptacles

## **Consequences of Illegal Dumping**

Failure to comply with City ordinances regarding bulk trash disposal can result in the following:

- Code Enforcement Violations: Fines, liens, or legal action
- Fines: Significant fines issued to the property owners per our City Ordinance 36.29
- Property Damage: Attracts pests, creates unsightly conditions, and lowers property values

### **Report Illegal Dumping**

- If you see illegal dumping in progress, call 9-1-1 and report it as a crime in progress.
- Never confront an illegal dumper. Instead, write down details like the description of the illegal dumper, the vehicle, vehicle markings or license tag number and provide this information when reporting the crime.
- Report an illegal dumping site on public or private property through the Hollywood Connect mobile app or by calling Code Compliance at 954.921.3061.

### **Drop Off Locations**

- Broward County Residential Drop-Off, 5601 W. Hallandale Beach Blvd. Saturday from 9am-3pm.
- Broward County Landfill, 7101 SW 205 Ave. Call 954.765.4999 for directions and fees.