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**VILLAGE OF LAZY LAKE**

**VACATION RENTAL INSPECTION CHECKLIST**

**Property Address**

**Application Number # of Bedrooms Phone Number #**

**Type of Inspection Initial Renewal** **Reinspection**

**The items below should be available for inspection (Items are checked pass or fail. Failed items require reinspection.)**

Pass Fail

A statement advising the occupant that from 7:00 p.m. to 7:00 a.m. daily, any source of sound shall not exceed the L50 sound level limit (55 dBA) or Lmax sound level limit (65 dBA) when measured at or within the real property line of a residential property. See Broward County Code Chapter 27, Article VII.

A statement advising the occupant that all vehicles associated with the vacation rental must be parked on hard surface off-street parking provided on the property, and that no more than one (1) vehicle per bedroom shall be permitted to park on the property.

A statement advising the occupant of the days and times of trash pickup and that no garbage container shall be located at the curb for pickup before 6:00 p.m. of the day prior to pick up, and the garbage container shall be removed from the curb fore midnight of the day of pickup.

A statement advising the occupant that the maximum number of persons shall be limited to two (2) persons per sleeping room plus two (2) additional persons that may sleep in a common area or the maximum number of persons shall not exceed one and one-half (1 ½) times the maximum occupants as shown on the certificate of compliance. In no event shall a gathering exceed twenty (20) persons on any given property.

**The following must be posted at a minimum on the back of or next to the main entrance door:**

Pass Fail

The Certificate of Compliance.

If there is video and/or audio surveillance, a notice stating same. (Neither surveillance is allowed in areas where one would reasonably expect there to be privacy.)

A placard containing the closest police and fire department names and their emergency and non-emergency phone numbers.

A placard containing the emergency contact/responsible party which shall include the person’s name and a telephone number that is accessible twenty-four (24) hours a day seven (7) days a week.

**Life Safety, Minimum Housing, and Florida Building Code (Items are checked pass or fail. Failed items require reinspection.)**

Pass Fail

A portable fire extinguisher with a classification of 2A:10B:C or higher must be installed on the wall, in an open common area or in an enclosed space with the appropriate marking visibly showing the location. (The extinguisher must be serviced or replaced annually.)

Smoke and carbon monoxide (CO) detection and notification system or alarm system must be interconnected and hard-wired. A 10-year lithium battery smoke alarm may be used in lieu of a hardwired smoke alarm. Smoke alarms shall be installed in each sleeping room and on each additional story.

The perimeter of property, public sidewalk, and swale are free of overgrowth/trash/debris. The landscaping is well maintained.

The required amounts of trash receptacles are available at the property and are stored behind the property line.

If present, trailer, RV or boat, is enclosed in garage or carport that is fully screened from public view.

There are no trip hazards.

**Pool Safety Features (Items are checked pass or fail. Failed items require reinspection.)**

Pass Fail

Property must comply with Chapter 515, Florida Statutes, by meeting one of the following requirements if a pool, spa, and/or hot tub is present.

* 1. The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of Section 515.29, Florida Statutes.
  2. The pool must be equipped with an approved safety pool cover, safety net, or baby fence.
  3. All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet.
  4. All doors and windows providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
  5. A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled “Standard Safety Specification for Residential Pool Alarms,” which includes surface motion, pressure, sonar, laser, and infrared alarms.

Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

**Notes: Any areas failed must be detailed in this section along with the time frame for compliance.**

For an inspection, all violations must be corrected and reinspected within thirty (30) calendar days. Failure to correct such inspection deficiencies in the timeframes provided shall result in the suspension of the vacation rental certification of compliance until such time as the violations are corrected and re-inspected.

The property cannot operate as a short term rental until the certificate of compliance is ISSUED.

There is a $139.00 fee for each no show.

Inspector Today’s Date

Inspector