

Florida Vacation Rentals

The Existing Regulatory Framework

Vacation rentals throughout Florida are one of the most highly regulated lodging sectors in the state, despite popular belief. Let's look at some of those requirements.

- Licensing, including collective licensing.
- General compliance inspections.
- Balcony inspections.
- Vacation rental-specific homestead laws.
- Human Trafficking Awareness, including annual training, record keeping, and reporting.
- Required background checks.
- Travel insurance licensing, including dual licensing.
- Bedbug prevention.
- Pool safety, including barriers.
- Approved locking devices, including interior locking mechanisms.
- Laundry standards.
- Soap packaging.
- Dishwasher notices to guests.
- Content specific evacuation pamphlets.
- Smoke alarms, including hearing impaired alarms, battery testing, record keeping, and electrical source requirements.
- Occupancy limits.
- Unique complex tax code, including unique rules for taxation of services, deposits, laundry, and refunds.
- Registration of managed homes and required status updated throughout the year.
- Noise monitoring devices.
- Floor plan review.

- Surveillance cameras, including location, allowable viewing, and criminal penalties.
- Lighting, including battery operated emergency lighting.
- Advertising platform registrations.
- Water, including the heating of water.
- Water quality.
- Sanitation.
- Maintaining a guest registry for up to 2 years.
- Kitchen supplies.
- Garbage receptacles.
- Ice, including barred materials, ice storage bins and drainage.
- HOA & Condo Rules & Regulations.

Note: Vacation rentals are also subject to the following additional regulations:

- *Local regulations including fire code and building code regulations, corresponding inspections, verification of state compliance, vacation rental-specific registrations, general code compliance, including trash, noise, and garbage.*
- *County tourist development taxation.*
- *Federal regulations including ADA accessibility, service animals & emotional support animals, and website regulations as well as content-specific terms & conditions and privacy statement requirements.*
- *International law which has been Federally, adopted, including the GDPR.*

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