



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781

March 3, 2025

Subject: Rental of Residential Properties and RVs in Windover Farms Community Association

At the February 1, 2025 annual general membership meeting and again at the March 1, 2025 Board meeting there was much discussion on renting out residences or portions of same. Since neither the Board nor the members were clear on this issue, we researched this issue and found the following information. At the March 1, 2025 Board meeting the members asked that this information be provided to members.

Brevard County Ordinance 62-1102 defines a "resort dwelling" as any residence, or portion thereof located in a residential zoned area rented for a period of less than 90 days. The Brevard County Planning and Development Commission has published a map of where resort dwellings are permitted and prohibited. That map shows all of Windover Farms as being in the prohibited area. You may see this map at

<https://brevardflstr.com/assets/CURRENT%20RESORT%20DWELLINGS%20COUNTY%20MAP.pdf>

What does this mean? The cited county ordinance together with the published map means that no residence in Windover Farms or any portion thereof may be rented for less than 90 days. For rentals of between 91 and 180 days, Brevard County has also imposed requirements on owners that require the owner to acquire a Brevard County Tax Certificate, registration of the property as a rental unit with Brevard County and collection and monthly payment of both the Florida 6% sales tax and the Brevard County 7% Tourist Development Tax (also known as a bed tax). Registration of a residence as a rental unit may also mean the loss of all property tax homestead exemptions on the property.

Renting a recreational vehicle on an owner's lot in Windover Farms is also prohibited as Brevard County ordinances prohibit use of an RV as a residence except in certain strict circumstances during construction or major reconstruction of a primary residence. See Brevard County Code Enforcement web page at

<https://www.brevardfl.gov/PlanningAndDevelopment/CodeEnforcement/FrequentlyAskedQuestions>

These are Brevard County Ordinances. If you see a residence in Windover Farms Community Association being used as a short term rental unit, you can report this to the Brevard County Code Enforcement Office by calling them at 321-633-2086.

If you have questions or comments, we invite you to write us at the above address or send us an e-mail at [windoverfarmshoatitusville@gmail.com](mailto:windoverfarmshoatitusville@gmail.com)

Board of Directors