



Short Term Vacation Rental Standards

Sec. 138-3232 – Short-Term Vacation Rentals

(a) Purpose – The intent of short-term vacation rentals is to allow for an individual dwelling unit to be rented to an individual or party at a lease term that is less than one month while protecting the immediate vicinity from associated negative impacts relating to traffic, noise, safety, and maintenance. Short-term vacation rentals generally occur in typical residential units and mostly within residential neighborhoods.

(b) Applicability - This section shall apply to short-term vacation rentals consisting of individual dwelling units and the rental periods for said unit is more than three times in a calendar year for periods of 30 days or less. This section is not applicable to hotels/motels and bed and breakfast uses. This section is also not applicable to other residential dwelling units that are rented for periods over one month.

(c) Standards

(1) Maximum occupancy. Maximum occupancy shall be no more than two persons per bedroom plus two persons in one common area, not to exceed more than ten persons total per unit, whichever is less.

(2) Parking. A minimum of one off-street parking space shall be provided for every three occupants. Garage spaces count towards minimum requirement if available to the occupant(s). Front lawn parking does not count towards the minimum requirement.

(3) Noise. Quiet hours are to be observed between 10:00 p.m. and 9:00 a.m. daily or as superseded by any county noise regulation.

(4) Responsible party. The property owner or designee shall be available in a timely manner to respond to inspections, complaints, or other problems related to the short term vacation rental property. The duties of the short-term vacation responsible party are to:

- Be available by telephone at the posted phone number to handle any issues arising from the short-term vacation rental use;
- If necessary, be willing and able to come to the short-term vacation rental unit following notification from an occupant, owner, law enforcement, or county official to address issues related to the short-term vacation rental;
- Be authorized to receive service of any legal notice on behalf of the owner for violations of this section; and
- Otherwise regularly monitor the short-term vacation rental unit to assure compliance with the requirements of this section.

(5) Posting short-term vacation rental unit information. On the back of, or next to, the main entrance door or on the refrigerator, there shall be provided as a single page the following information:

- The name, address and phone number of the short-term vacation rental responsible party;
- The maximum occupancy of the unit, per Section 138-3232(c)(1), above;
- The maximum number of vehicles that can be parked at the unit, per section 138-3232(c)(2), above; along with a sketch of the location of the off-street parking spaces;
- Noise standard, per Section 138-3232(c)(3), above;
- The days of trash pickup and recycling; and
- The location of the nearest hospital.

(6) Fines. Any person convicted of violating any provisions of Section 138-3232 may be punishable by a fine of up to \$300.00, per violation, per day.

I acknowledge reading and receiving a copy of the short-term vacation rental standards. I understand this does not exempt me from any deed restrictions, HOA rules and regulations, and/ or covenants. I also understand that I am responsible for all local, federal and/or state taxes.

Owner's Signature

Print Name

Zoning Clearance Number

Date

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____ (Name of Person Acknowledging)

Personally Known ☐ OR Produced Identification ☐ Type of Identification Produced _____

SIGNATURE OF NOTARY

NOTARY STAMP

QUIET HOURS: 10 PM TO 9 AM

Site Info

Address _____

Parcel _____

Property Owner

Name _____

☐

Primary Contact

☐

Secondary Contact

Address _____

Phone _____

Email _____

Property Representative (if other than owner)

Name _____

☐

Primary Contact

☐

Secondary Contact

Address _____

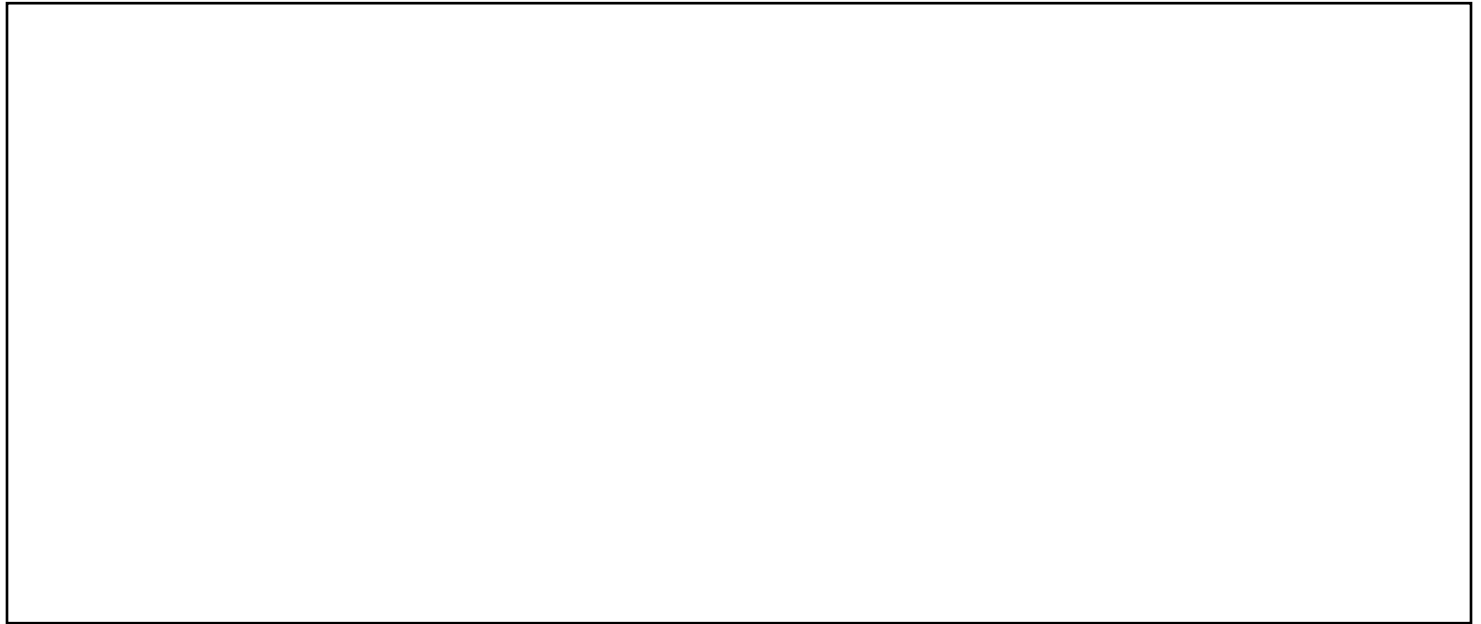
Phone _____

Email _____

Maximum number of occupants # _____

Number of Parking Spaces # _____

Parking Diagram



Trash/Recycling Days _____

Time _____

Nearest Hospital

Name _____

Phone _____

Address _____