



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 21-26 (Commissioner Shrouder)

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 6 OF THE CODE OF ORDINANCES, ENTITLED “BUILDINGS AND BUILDING REGULATIONS,” TO CREATE ARTICLE VIII, TO BE ENTITLED “VACATION RENTALS;” PROVIDING FOR THE REGULATION OF VACATION RENTALS AS DEFINED HEREIN; PROVIDING FOR DEFINITIONS, PROCESS FOR ISSUANCE OF VACATION RENTAL PERMITS, REQUIREMENTS, REGULATIONS, AND STANDARDS FOR VACATION RENTALS, COMPLIANCE INSPECTIONS, SUSPENSION AND REVOCATION OF VACATION RENTAL PERMITS; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Shrouder requested that this ordinance be placed on the November 9th Regular City Commission meeting agenda.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval to establish this ordinance in concurrence with Florida State Statute requiring municipalities to adopt and enforce land development regulations that are consistent with and implement their comprehensive plans.

BACKGROUND OF ITEM (as provided by the Community Development Department):

In 2011, the Florida Legislature passed **HB 883**, which blocked local governments from “regulating, restricting, or prohibiting” vacation rental properties.

In 2014, the Legislature passed **HB 356**, restoring partial Home Rule authority to local governments allowing the enactment of certain code regulations such as parking and occupancy standards, and provided for a local registration; but prohibiting the regulation of rental frequency or duration of stays.

In 2018, HB 773 sought to overturn the 2014 legislation, effectively removing the ability of local governments to regulate uses in an effort to maintain residential standards.

In 2021, proposed **Senate bill 522**: Vacation Rentals sought again to preempt local regulation, as did CS/HB 219 (2021) - Vacation Rentals, which provided for state taxation and the issuance of licensure, but prohibit local regulation.

To the extent that Florida statutes do not provide a means for local governments to disallow vacation rentals by enacting zoning regulations, which would prohibit them in districts where residences are allowed, we seek to establish a vacation rental registration and permit process by ordinance for ensuring the health, safety and quality of life for our residency.

<u>General Ledger Acct. Number</u>	<u>Budgeted Amount</u>	<u>Requested Amount</u>	<u>Remaining Amount</u>
TBD			

ATTACHMENTS:

1. Ordinance 21-26