

EXECUTIVE BRIEF WORK SESSION

AGENDA DATE: November 19, 2020

DEPARTMENT: Administration

TITLE:

Discussion regarding Short Term and Vacation Rentals

SUMMARY:

The Discussion involves resolving the state legislative overreach which preempted local control of Short Term and Vacation Rentals. Additionally, the discussion will cover what other jurisdictions have developed as best practices regarding types of regulations and rules that can be implemented.

BACKGROUND AND JUSTIFICATION:

The City currently defines Short Term rental as less than 60 days; anything shorter than that is not permitted. Enforcement of this provision was placed in abeyance as the City, along with other members of the Florida League of Cities, sought reasonable relief and control back from the Legislature. The City can proceed with the enforcement of the less than 60 day prohibition which will most likely draw a legal challenge.

The State's preemption set fourth in section 509.032, Florida Statutes prohibits local governments from regulating the rental duration or rental frequency of Vacation Rentals. If the City moves forward to allow them to legally exist must give up the 60 day minimum. Various changes will need to be made to the Code of Ordinances chapters by amending the Chapters below:

1. Chapter 2, Administration, Article VI Code Compliance and Article VII Abatement of Nuisances
2. Chapter 9, Buildings and Structural Regulations – 40-year recertification of commercial and multi-family structures and buildings
3. Chapter 11, Fire Protection and Prevention
4. Chapter 14, Business License
5. Chapter 18, Utilities (and the applicable rate resolutions)

DIRECTION:

N/A

ATTACHMENT(S):

Memo Outlining Potential Rules and Regulations
Map of existing Short Term/Vacation Rentals