



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#23-0888**

---

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** September 19, 2023

**TITLE:** Second Reading - Ordinance Amending Chapter 15, Article X - Vacation Rentals to Modify the Vacation Rental Registration Process, to Revise the Qualifications of a Responsible Party, Vacation Rental Standards, the Process of Renewal of Registration and Suspension of the Certificate – **(Commission Districts 1, 2, 3 and 4)**

---

**Recommendation**

Staff recommends the City Commission approve on second reading an ordinance amending Chapter 15, Code Enforcement, Article X, Vacation Rentals, of the Code of Ordinances of the City of Fort Lauderdale.

**Background**

On August 18, 2015, the City Commission adopted Ordinance C-15-29 to provide for the regulation of vacation rentals as defined in Section 509.242, Florida Statutes (2015). The ordinance created a program requiring the annual registration and inspection of properties operating as vacation rentals in the City of Fort Lauderdale. The ordinance required vacation rental operators to provide contact information and proof of payment of taxes and fees to the State of Florida Department of Business and Professional Regulations, the State of Florida Department of Revenue, Broward County Business Tax, and the City of Fort Lauderdale's Business Tax Office. The ordinance also required physical inspection of the interior and exterior of vacation rentals to ensure the properties were compliant with the City's code and regulations specific to vacation rentals which included life safety features. The ordinance reinforced standards for parking, trash, sexual offender registration, swimming pool safety, smoke detector installation, fire extinguishers, noise, maximum occupancy limitations, and other compliance requirements to ensure that vacation rentals did not disrupt the residential character of neighborhoods.

On December 6, 2016, the City adopted Ordinance C-16-25 which amended vacation rental regulations by modifying requirements for responsible parties to respond to the City, streamlining the registration renewal process, and updating penalties for properties in violation of registration and operational requirements.

At the February 7, 2023, City Commission Conference meeting, the Community Enhancement and Compliance Division presented a vacation rental registration and enforcement municipality comparison prompting a directive for staff to review the registration fees, strengthen enforcement fines, and to require a noise measuring device be installed at vacation rentals. The registration fees will be increased by resolution once the cost recovery fee study is complete.

### **Amendments Summary**

The proposed amendments to Chapter 15, Article X are as follows:

1. The requirement that each vacation rental be equipped with a noise level detection device alerting the property owner/responsible party and transient occupants to noise emanating from the vacation rental, and all data produced by this device will be retained for a period of one hundred eighty (180) days and made available to the City upon request.
2. Increasing the amount of the civil penalty for each uncontested violation from \$200 to \$250 and each contested violation from \$275 to \$325.
3. The addition of language specifying the maximum penalty for operating a vacation rental during a suspension to be \$5,000 per day for repeat violations and up to \$15,000 per day if the special magistrate finds the violation to be irreparable or irreversible in nature.
4. Removal of language limiting certificate of compliance suspension time frames to a maximum period of twelve (12) months.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports 2022 City Commission Priority, Community Response and Safety – Code Enforcement Resources

- The Neighborhood Enhancement Focus Area.
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- The Internal Support Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods

**Attachment**

Exhibit 1 – Ordinance

---

Prepared by: Katrina Johnson Jordan, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services