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Vacation Rental Enforcement Current Practices and Framework Enhancements

June 2, 2026



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Overview

- Present the City's current vacation rental enforcement framework and identified areas for refinement
- Highlight commonly enforced violations and penalty structure
- Present regional comparison with neighboring municipalities
- Identify enforcement opportunities for improvement
- Present proposed refinements to strengthen clarity and enforceability

Enforcement Realities Under State Law



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- Vacation rentals are permitted under Florida law and cannot be prohibited in the City of Fort Lauderdale.
- The City's vacation rental ordinance was adopted in 2015 in response to state preemption limitations. The City can regulate:
 - Registration, maximum occupancy, noise, parking, and safety standards
- Enforcement relies on:
 - Community Enhancement (Code Compliance)
 - Police Department for criminal incidents



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Current Enforcement Strengths

- **Expanded Enforcement Coverage**
 - Code Enforcement operates seven (7) days per week. Monday through Wednesday (6:00 a.m. – 6:30 p.m.) with dedicated nighttime enforcement Thursday through Sunday (5:00 p.m. – 3:30 a.m.)
- **Streamlined Registration Process**
 - Clear requirements and an accessible process support voluntary compliance
- **Advanced Monitoring Tools**
 - Use of NEUMO platform for proactive identification, tracking, and research of vacation rental activity
- **Dedicated Complaint Reporting**
 - 24/7 hotline available for residents to report concerns and initiate response to the responsible party
- **Interdepartmental Coordination**
 - Ongoing collaboration between Code Compliance and Police Department for nuisance and criminal activity
- **Structured Enforcement Framework**
 - Defined escalation process through citations, Special Magistrate, and suspension authority



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Current Enforcement Challenges

- Operators attempting to reset violations through ownership or entity changes
- Lack of explicit ordinance language establishing daily penalties for unlawful operation
- Limited ability to verify safety-related complaints, including unpermitted work or interior alterations, without access provisions
- Resource constraints impacting nighttime enforcement coverage on Monday, Tuesdays, and Wednesdays
- Suspended operators using long term lease agreements, but operating as short term rentals



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Previous Commission Actions

- The City's vacation rental ordinance was adopted in 2015 in response to state preemption limitations
- February 1, 2023, ordinance amendment:
 - Required noise monitoring devices
 - Increased penalties for violations during suspension
 - Established fines up to fifteen thousand dollars (\$15,000) for irreparable violations
- September 16, 2025, ordinance amendment:
 - Approved registration fee increase following cost recovery analysis

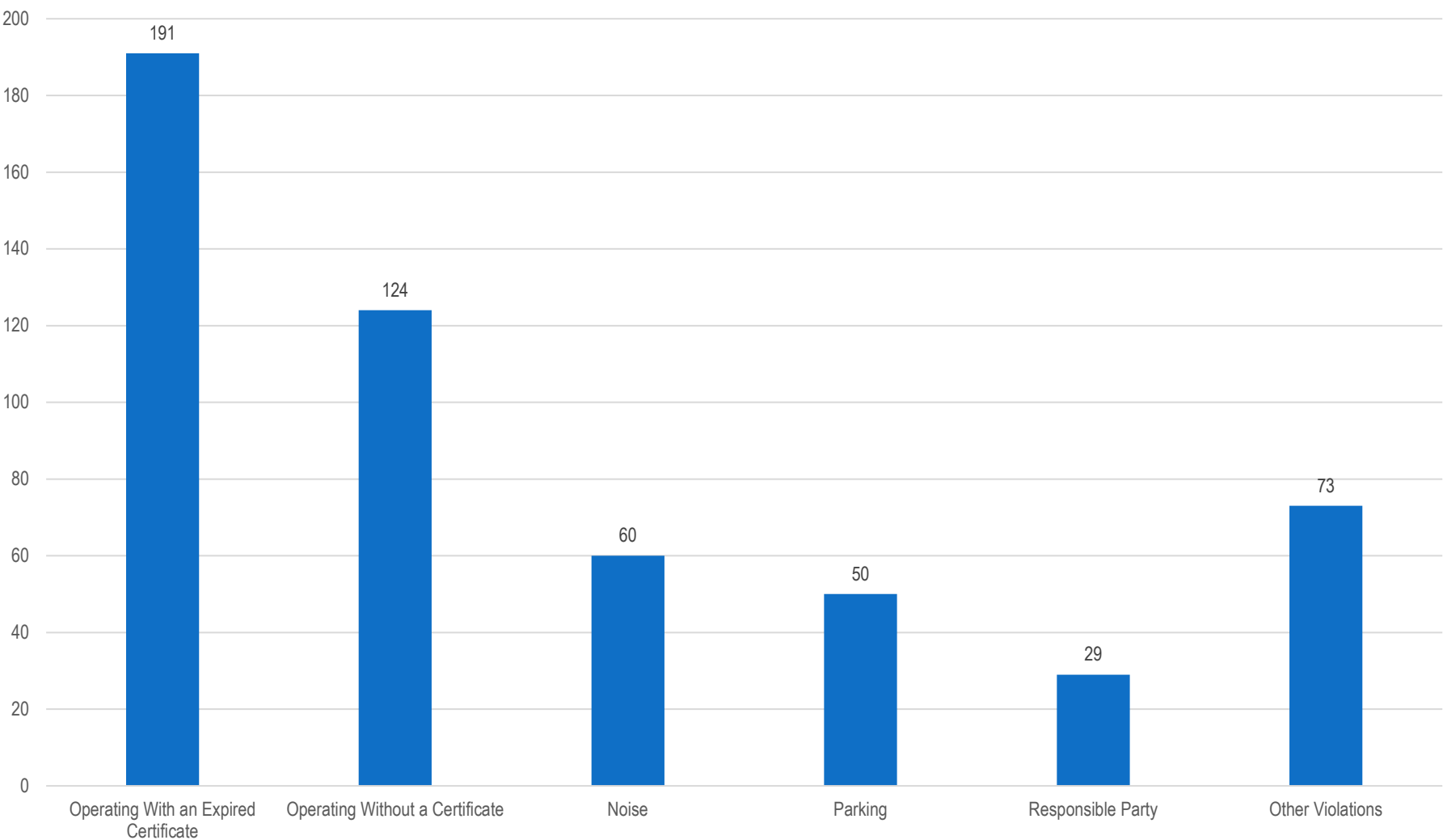


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Current Enforcement Framework

- Mandatory registration and monitoring (third-party platform data)
- Code Compliance inspections and follow-up
- Police Department response for criminal or immediate disturbance incidents
- Penalties and suspensions assessed by the Special Magistrate

FY 2025 Commonly Enforced Violations Related to Vacation Rentals



Other Violations	
Trash Carts	27
180 Day Suspension	13
Advertising Violation	12
Maximum Occupancy	9
365 Day Suspension	9
Providing False Information	1
395 Day Suspension	1
425 Day Suspension	1

Current Penalty Structure

- Enforcement administered through civil citations and Special Magistrate proceedings
- Escalating penalties for repeat and serious violations

Violation Stage	Fine Imposed	Enforcement Mechanism
Initial Violation	\$250 per code cited	Civil Citation
Repeat Violation (same code cited)	\$500 per code cited	Civil Citation
Three (3) or More Violations	\$250 per code cited	Citation for fine and Special Magistrate review for suspension
Transient Nuisance (i.e. large parties, criminal activity)	Up to \$15,000	Special Magistrate

Vacation Rental Volume

Among the municipalities reviewed, Fort Lauderdale not only regulates the highest volume of registered vacation rental properties but also leads in effectively identifying and registering those properties.

With 1,514 registered properties, the City operates at a scale requiring structured enforcement and dedicated oversight.

Municipality	Number of Registered Properties
Fort Lauderdale	1,514
Miramar	<100
Coral Springs	21
Hollywood	801
Pompano Beach	475

Violation Fine Comparison

Among the municipalities reviewed, there is significant variation in base fines, repeat violation penalties, and unlawful operation penalties. Fort Lauderdale's framework provides structured escalation and defined enforcement mechanisms.

Municipality	Violation Fine	Repeat Violation Fine	Illegal Vacation Rental Fine
Fort Lauderdale	\$250 - \$500	\$500 up to \$15,000	\$1,000 per day
Miramar	\$250	\$500	\$500 per day
Coral Springs	\$1,000 - \$5,000	\$2,000 - \$5,000	\$1,000/day for the first time and \$2,000/day for repeat violations
Hollywood	\$250	\$500	Up to \$5,000 per day
Pompano Beach	\$250	\$250 (may increase depending on severity of violation)	\$250 per day

Vacation Rental Enforcement Operations & Support

Municipality	Code Officers	Police Department Support
Fort Lauderdale	Three dedicated daytime code officers 6:00 a.m. – 6:30 p.m. Night team: Thursday – Sunday 5:00 p.m. – 3:30 a.m.	Utilization of police reports, body camera footage, and testimony.
Miramar	No dedicated team No night team	Operates under the police department.
Coral Springs	No dedicated team No night team	Utilization of police reports, body camera footage, and testimony.
Hollywood	Two dedicated daytime code officers Night team: 12:00 p.m. – 10 p.m.	After hours violations are addressed by Police. Report forwarded to Code.
Pompano Beach	Two rental housing inspectors (long and short term)	After hours violations are addressed by Police. Report forwarded to Code.



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Proposed Enhancements to the City's Enforcement Framework

Recommended Changes

The proposed updates are intended to clarify enforcement authority, strengthen compliance, and prevent circumvention of the ordinance

❖ Clarifying Enforcement Authority

- Correct scrivener's error to reflect a sixth suspension period of four hundred twenty-five (425) days.
- Prohibit issuance or renewal of a Certificate of Compliance when unpaid fines exist.
- Establish explicit authority for penalties of one thousand dollars (\$1,000) per day for operation without a valid Certificate of Compliance.

❖ Strengthening Compliance & Consistency

- Define a rolling twelve (12)-month period from adjudication, with reset after twelve (12) consecutive months without violation.
- Require property owners or designated representatives to provide access for inspection upon receipt of a safety-related complaint; failure to provide access constitutes a violation.

❖ Preventing Evasion of Enforcement

- Codify that violations, suspensions, and revocations remain enforceable notwithstanding changes in ownership, entity structure, or responsible party where continuity of ownership or control exists.

Operational Considerations

- Additional staffing resources to expand nighttime code enforcement coverage to include Monday, Tuesday, and Wednesday is being evaluated through the Fiscal Year 2027 budget process.
 - Enhancement would provide nighttime code enforcement coverage seven (7) days a week to include vacation rental enforcement, among other common nighttime code issues such as nighttime entertainment establishments, noise, parking, and lighting.
- Vacation rental operators will be notified of the proposed ordinance changes through Neumo, the City's advertisement monitoring provider



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Questions & Commission Feedback