



Vacation Rental Municipality Comparison





PRESENTATION OVERVIEW

- ❖ Registration Requirements
- ❖ Enforcement Requirements



CITY OF FORT LAUDERDALE





City of Fort Lauderdale





WHO'S REQUIRED TO REGISTER?

Any residential single-family, two-family, three-family, or four-family house or dwelling unit, or condominium being advertised for periods of 30 days or less to transient occupants but is not a timeshare.



REGISTRATION

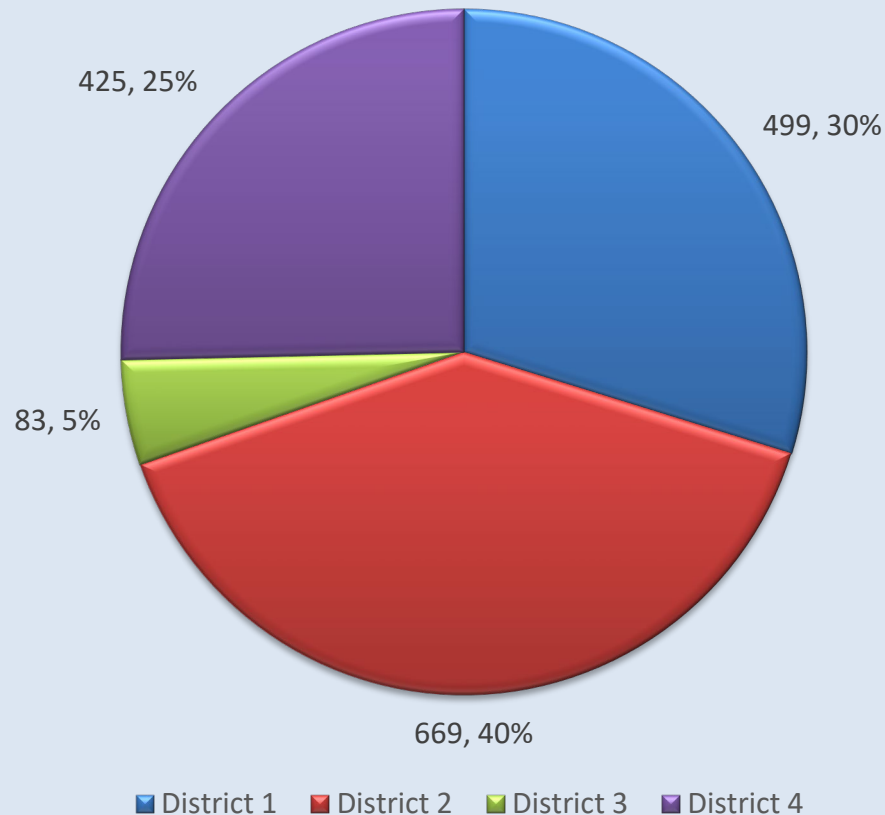
DOCUMENTS & FEE SCHEDULE

- Proof of ownership or
 - Proof of Power of Authority from Owner(s)
- Transient public lodging establishment license with the Department of Business and Professional Regulation
- Registration with the Florida Department of Revenue
- Broward County Tourist Development Tax account
- Broward County Business Tax Receipt
- City of Fort Lauderdale Business Tax Receipt
- Inspection required
 - Property must be free of violations

Registration	Business Tax Fee	Late Fees	Modifications	Inspection Fee
\$350.00 initial registration	\$157.50 - October 1st - March 31st	\$75.00 after August	\$35.000 - Transfer	\$75.00 after 2 failed
\$160.00 renewal registration	\$78.75 - : April 1st - June 30th	1st for renewal only	Responsible Party or Agent	inspections or no show
\$80.00 homestead renewal	\$236.25 -July 1st - September 30th			



Registered Vacation Rentals Citywide





PENALTIES FOR REGISTERED PROPERTIES

- Civil Citations \$200.00 per day, per violation
- Repeat Violator Civil Citation \$400.00 per day, per violation
- Florida Building Code Violations – Temporary suspension five (5) days after citation
- Suspension Periods:
 - 3 violations – 180 days
 - 4 violations – 365 days
 - 5+ violations – additional 30 days per violation
 - Up to \$15,000.00 for irreparable and/or irreversible violations



RESOURCES FOR REGISTRATION AND ENFORCEMENT

- Addition of four (4) Nighttime Code Enforcement Officers
- Police Department
- 24/7 The City's Customer Service Line (954)828-8000
- Short Term Rental Monitoring Company
- www.fortlauderdale.gov/vacationrental
- Continued collaboration with hosting platforms to remove listings for party houses, suspended properties, and properties not properly licensed or operating with expired certificates

Hosting Platform Support

Airbnb

[Report a Concern](#)

VRBO

[Stay Neighborly](#)



City of Hollywood





REGISTRATION

DOCUMENTS & FEE SCHEDULE

- Vacation rental ordinance enacted 2017; amended 2021
- Same documents as required by Fort Lauderdale
- Must be equipped with a noise level detection device
- Liability insurance
- Inspection required
 - Property must not have any violations
 - Possible need for an inspection warrant
 - Unpermitted work will deem the property “unsafe”

Registration	Business Tax Fee - October 1st - September 30th <small>*April 1st to September 30th is 50%</small>	Late Fees	Penalties	Inspection Fee
\$750.00 initial registration \$75.00 homestead initial registration \$500.00 renewal registration \$25.00 homestead renewal	1 – 5 Living Units - \$61.00 6 – 25 Living Units - \$126.00 26-50 Living Units - \$254.00 50+ Living Units, - \$510.00	\$100.00 late registration or late renewal	\$250.00 operating without a license \$250.00 operating without a DBPR 100.00 action plan review	\$300.00 up to 1,500 sf. Initial inspection/\$0.15 per sf above 1,500 \$150.00 Initial reinspection \$150.00 renewal inspection for owner occupied or condo \$250.00 renewal inspection for all other units \$250.00 renewal reinspection \$2,500.00 inspection warrant



PENALTIES FOR REGISTERED PROPERTIES

- Civil Citations \$250.00 first offense
- Civil Citations \$500.00 second offense
- Suspensions:
 - After two violations of the same type – Action plan submission required by property owner
 - Up to one year for 3 violations in any 12-month period
- License revocation
 - After 2nd finding or admission of guilt for same violation
 - No license will be issued for one year after 2nd finding or admission of guilt is for operating without a license
 - Any property found operating without a license will be fined \$1,000.00 per day



City of Miramar





REGISTRATION

DOCUMENTS & FEE SCHEDULE

- Vacation rental ordinance enacted 2015; amended 2022
- Same documents as required by Fort Lauderdale
- Employer Identification Number (EIN) on the form from the IRS
- Liability insurance
- Inspection required
 - Proof of zoning certificate of use
 - Pass fire inspection by Miramar Fire Rescue

Registration	Business Tax Fee	Late Fees	Inspection Fee
\$324.00 initial registration per unit, includes first inspection and business tax	\$10.00 application fee	\$81.00 per unit	\$81.00 renewal, reinspection, or no show
\$162.00 renewal registration per unit			



PENALTIES FOR REGISTERED PROPERTIES

- Civil Citations
 - 1st violation \$50.00
 - 2nd violation \$100.00
 - 3rd violation \$200.00
 - additional violations \$250.00 - \$500.00
- Suspension Periods:
 - 2nd violation – 30 days
 - 3rd violation – 180 days
 - 4th violation – 365 days
 - 5+ violations – additional 30 days per violation



City of Coral Springs





REGISTRATION

DOCUMENTS & FEE SCHEDULE

- Vacation rental ordinance enacted 2021
- Same documents as required by Fort Lauderdale
- Must be equipped with a noise level detection device
- Survey of the property according to the property records department
- City pre-approved floor plan
- Fully executed Trespass Barring Agreement
- Inspection required

Registration	Business Tax Fee	Modifications
\$279.67 initial registration		
\$109.67 renewal registration	\$153.15 - general business tax receipt	\$109.67 - vacation rental modification



PENALTIES FOR REGISTERED PROPERTIES

- Civil Citations
- \$250.00 first offense/\$500.00 second offense
 - No reduction of vacation rental fines allowed
- Suspension Periods:
 - 2nd violation – 30 days
 - 3rd violation – 180 days
 - 4th violation – 365 days
 - 5+ violations – additional 30 days per violation
- Florida Building Code Violations – Temporary suspension five (5) days after citation
- Up to \$15,000.00 for irreparable and/or irreversible violations



MUNICIPALITY COMPARISON SUMMARY

Municipality	Registration	Inspections	Enforcement	Current Registered Properties
Fort Lauderdale	State & County Licenses Required	Interior and exterior	Citation process \$200/\$400 daily Allows suspensions Up to \$15,000 for nuisances at property	1,676
Hollywood	Same as Fort Lauderdale	Interior and exterior; Required noise level monitoring device*	Citation process \$250/\$500 daily Illegal operation \$1,000 daily 24/7 hotline Action plan Allows suspensions and revocations	1,314
Miramar	Same as Fort Lauderdale; Employer Identification Number required; liability Insurance required	Interior and exterior; zoning certificate of use; pass fire inspection	Citation process \$50 - \$500 daily depending on number of violations Allows suspensions	2
Coral Springs	Same as Fort Lauderdale; Property survey; city preapproved floor plan; Trespass Barring Agreement	Interior and exterior; Required noise level monitoring device**	Citation process \$250/\$500 daily Allows suspensions Vacation rental fines cannot be reduced	3

* Between the hours of 7 a.m. – 10 p.m., the sound level should not exceed 65 dBA, and from 10 p.m. to 7 a.m., they should not exceed 55 dBA

** Between the hours of 7 a.m. – 10 p.m., the sound level should not exceed 55 dBA, and from 10 p.m. to 7 a.m., they should not exceed 50 dBA



QUESTIONS?