



# City of Plantation Owner-Occupied Short-Term Vacation Rental Standards & Requirements

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## Notification to Homeowner/Condominium Association

Before operating an owner-occupied short-term vacation rental, the short-term rental owner shall submit a written notice to a mandatory homeowner's association or condominium/cooperative association or board, if any, notifying them that the subject property or unit will be used as an owner-occupied short-term rental. The notice shall be sent certified mail return receipt requested, and a copy of the green receipt signed by addressee indicating receipt of such notice.

## City of Plantation Business Tax Receipt

Before operating an owner-occupied short-term rental, the short-term rental owner shall obtain a business tax receipt (BTR) for operation of a short-term rental. A City of Plantation BTR can be obtained from the City of Plantation City Clerk's Office.

## Sexual Offenders & Predators Prohibited

For owner occupied short-term rentals within a protected zone (within two thousand five hundred (2,500) feet of any Public or Private School, Child Care Facility, library, Park, or Playground) it shall be unlawful for an owner-occupied short-term rental owner to allow any person who is an Offender as defined in Section 17-35 of the Plantation Code of ordinances to occupy the short-term rental contrary to the provisions of Article III, Chapter 17 of the Plantation Code of Ordinances. Owner or Responsible Party shall determine, prior to submission of an application for owner-occupied short-term rental permit whether the short-term rental is located within a protected zone in which it is unlawful for sexual offenders or predators to establish residence.

## Off-Street Parking Standard

The maximum number of vehicles that will be allowed to park at a owner-occupied short-term rental shall not exceed the number of off-street parking spaces located at the short-term rental.

## Swimming Pool Safety Features

If there is a swimming pool on-site, the owner-occupied short-term rental owner shall ensure that the swimming pool has in place at least one (1) of the pool safety features listed in Section 515.27, Florida Statutes, (i.e. pool safety barrier, pool safety cover, pool alarm, or door/latch alarm) prior to use of the property as a short-term rental by any person under the age of six (6). This shall not apply to a short-term rental with a swimming pool onsite, such as in a condominium.

## Public Nuisance

The Owner, Owner Agent, and all occupants shall abide by all applicable state and local public nuisance laws and ordinances including, but not limited to, Sections 823. 05 and 823. 10. Florida Statutes, which prohibit any place or premises from being used as the site for the unlawful sale or delivery of controlled substances, prostitution, youth and gang activities, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior that adversely affects the public, safety, morals, and welfare.

## Noise

The Owner, Owner Agent, and occupant shall abide by Chapter 16 of the Code of Ordinances of the City of Plantation, which prohibits unreasonably loud, excessive, unnecessary, or offensive sound. In addition, outdoor amplified sounds exceeding the City's sound standards shall not be permitted during the times specified by Ordinance.

Pursuant to Chapter 16, the sound from any activity or from any permissible use of property within a residential zoning district of the city, except sound caused by the operation of the motor of a motor vehicle or the operation of air-conditioning or air-handling equipment, shall be excessive, unnecessary or offensive if it exceeds the following sound levels:

- ◆ At no point on the boundary of, or within an area used, for single-family residential property may the following sound pressure levels be exceeded. Day: 55 dBA. Night: 50 dBA.
- ◆
- ◆ At no point on the boundary of, or within an area used, for multi-family residential property may the following sound pressure levels be exceeded. Day: 60 dBA. Night: 55 dBA.

*Note: Day refers to the time between 7:00 AM and 10:00 PM and night refers to the time between 10:00 PM and 7:00 AM*

## Other Pertinent Information

In addition to the City's Short-Term Rental Ordinance standards and requirements, you should be apprised that the following State and County agencies also regulate short-term rental facilities. We encourage you to check with these agencies to determine if other registration and licenses are required before operating your owner occupied short-term rental property.

- ◆ Florida Department of Business and Professional Regulation
- ◆ Florida Department of Revenue
- ◆ Broward County