



Non-Hosted Vacation Rental Standards & Requirements

This document is to provide property owners with an overview of the requirements to operate a Non-Hosted Vacation Rental within the City of Plantation. A Non-Hosted Vacation Rental is one in which the property owner does not permanently reside at the property and/or possess a homestead exemption with the Broward County Property Appraiser for the address. For additional information, please contact the Planning, Zoning and Economic Development Department at 954-797-2225.

Registration Requirements

It shall be unlawful to operate a non-hosted Vacation Rental within the City without first registering the Vacation Rental with the City. A Vacation Rental registration and certificate of compliance shall be valid for one (1) year after the date of registration, and all registrations and certificates of compliance shall expire on September 30 of each year. **All registrations for which certificates of compliance were issued within one hundred eighty (180) days prior to September 30 shall remain valid and shall not expire until September 30 of the following year.** Please note that a separate Vacation Rental registration shall be required for each Vacation Rental.

Applications for renewals must be submitted no later than sixty (60) days prior to the September 30 expiration date. All applications for renewals received after September 30 shall be processed as a new application and subject to all applicable fees.

Transient Public Lodging License

The Vacation Rental owner or owner agent shall obtain a transient public lodging license from the [Florida Department of Business and Professional Regulation](#) (DBPR). The DBPR

license typically expires in December. A copy of the renewal must be remitted to the City upon receipt to maintain compliance with the City's Vacation Rental Ordinance. For additional information on obtaining this license, please contact the [Florida Department of Business and Professional Regulation](#).

Registration with Florida Department of Revenue (DOR)

The Vacation Rental owner or agent shall obtain a certificate of registration with the [Florida Department of Revenue](#) (DOR) for the purposes of remitting sales surtaxes, transient rental taxes, and any other taxes required by law to be remitted to DOR. If you are opting to utilize Airbnb or VRBO as a third-party vendor to remit sales surtaxes, transient rental taxes, or other taxes required by law to be remitted to DOR, you will be required to execute the City's Affidavit of Sales and Tourist Tax Registration Exemption in lieu of obtaining a Certificate of Registration with DOR. Utilization of any other third-party platforms to advertise your property will require registration with DOR. For additional information on registering your Vacation Rental, please contact the [Florida Department of Revenue](#).

Registration with Broward County Tax Collector

The Vacation Rental owner or agent shall register with the [Broward County Tax Collector](#) for the purposes of remitting tourist development taxes and other taxes required by law to be remitted to the Broward County Tax Collector. If you are opting to utilize Airbnb or VRBO as a third-party vendor to remit tourist development taxes (TDT) required by law to be remitted to Broward County, you will be required to execute the City's Affidavit of Sales and Tourist Tax Registration Exemption in lieu of registering with Broward County. Utilization of any other third-party platforms to advertise your property will require registration with the Broward County Tax Collector for payment of TDT. For additional information on registering your Vacation Rental, please contact the [Broward County Tax Collector's Office](#).

Broward County Business Tax Receipt

The Vacation Rental owner or agent shall obtain a business tax receipt (BTR) from [Broward County](#) for operation of a short-term rental. The BTR cannot be obtained without first obtaining a transient public lodging license from the Florida Department of Business and Professional Regulation (DBPR). For additional information on obtaining a Broward County BTR, please contact the [Broward County Tax-Records, Taxes, and Treasury Division](#).

City of Plantation Business Tax Receipt

The Vacation Rental owner or agent shall obtain a business tax receipt (BTR) for operation of a short-term rental from the City. A City of Plantation BTR can be obtained from the [City of Plantation Planning, Zoning and Economic Development Department](#).

Vacation Rental Safety Inspection

The Vacation Rental owner or owner agent shall obtain a safety inspection from the City. The safety inspection is scheduled by the Planning, Zoning and Economic Development Department/Building Department once the Vacation Rental application is deemed complete. Please note you will not be able to begin rental of the premises until the property has passed the safety inspection and a certificate of compliance has been issued. For additional information on the safety inspection process, please consult the City's [Non-Hosted Vacation Rental Registration Inspection Process Guide](#).

Maximum Occupancy Limitation

The maximum occupancy of a Vacation Rental shall be contingent upon any and all of the conditions below:

- ◆ The maximum number of occupants authorized to stay overnight at any Vacation Rental shall be limited to two (2) persons per bedroom*; and/or
- ◆ Regardless of the number of bedrooms in a dwelling, the maximum occupancy shall be capped at eight (8) occupants per Vacation Rental; and/or
- ◆ In the event there is more than one building or dwelling on one (1) platted lot, the maximum occupancy shall be capped at eight (8) occupants per lot or structure, whichever is less; and/or
- ◆ The maximum number of persons allowed to gather at a Vacation Rental shall not exceed one-and-a-half (1.5) times the maximum occupants authorized to stay overnight at that site, as shown on the registration for the Vacation Rental.

**Up to four (4) persons under thirteen (13) years of age are exempt from, and shall not count toward, the occupancy limits set forth above.*

Minimum Safety & Operational Requirements

SMOKE AND CARBON MONOXIDE DETECTION Each Vacation Rental must have within each unit an operational smoke and carbon monoxide (CO) detection and notification system. Every smoke and carbon monoxide (CO) detection notification system must be interconnected, hard-wired, and receive primary power from the building wiring. The smoke and carbon monoxide (CO) detection and notification system must be installed and continually maintained consistent with the requirements of Section R314, Smoke and Alarms and Section R315, Carbon monoxide Alarms, of the Florida Building Code.

FIRE EXTINGUISHERS Each Vacation Rental must have a portable, multi-purpose dry chemical 2A:10B:C fire extinguisher. The fire extinguisher shall be installed, inspected, and maintained in accordance with NFPA 10 on each floor/level of the unit. The fire extinguisher shall be installed on a wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

SWIMMING POOL, SPA AND HOT TUB SAFETY Each Vacation Rental shall have swimming pools, spas, and hot tubs secured in a manner that is compliant with the Residential Swimming Pool Safety Act as set forth in Chapter 515 of the Florida Statutes.

PUBLIC LODGING ESTABLISHMENT STANDARDS Each Vacation Rental shall be compliant with Florida Administrative Code Rule 69A-43.018, "One- and Two-Family Dwellings, Recreational Vehicles, and Mobile Homes Licensed as Public Lodging Establishments."

LAND LINE TELEPHONE Each Vacation Rental shall be equipped with a working land line telephone with the ability to call 911.

ACCESS TO THE OUTSIDE Every sleeping room and living area shall have a secondary means of escape. It shall be a minimum of one doorway or window directly to the exterior. The window shall have a clear width of no less than 20 inches, clear height of no less than 24 inches, opening of no less than 5.7 square feet and shall be no more than 44 inches above the floor.

Certificate of Liability Insurance

Before operating a Vacation Rental, the Vacation Rental owner shall obtain a certificate of insurance evidencing insurance coverage to cover liability for injury or harm to occupants within a Vacation Rental. Such liability coverage shall be in effect while the property is being used as a Vacation Rental. Please note that a copy of updated certificates shall be remitted to the upon receipt to maintain compliance with the city's Vacation Rental Ordinance. The amount of coverage shall be as follows:

- ◆ Bodily Injury & Property Damage Liability
- ◆ Each Occurrence: \$1,000,000
- ◆ Policy Aggregate: \$2,000,000
- ◆ Personal & Advertising Injury: \$1,000,000

Noise Level/Detection Device

Vacation rental properties must be equipped with a noise level detection device, which shall be capable of detecting noise levels audible outside of the dwelling, potentially affecting the surrounding community. Vacation rental properties must also post a statement inside the dwelling and within patio areas advising the occupant(s) that the volume of noise generated is limited by the City Noise Ordinance. Pursuant to Chapter 16, the City's noise ordinance, the sound from any activity or permissible use of property shall be excessive, unnecessary or offensive if it exceeds the following sound levels:

- ◆ Single family Day: 55 dBA Night: 50 dBA
- ◆ Multi-family 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

Off-Street Parking

The maximum number of vehicles that will be allowed to park overnight at a Vacation Rental shall not exceed the number of off-street parking spaces as shown in the sketch submitted with the Vacation Rental registration. Visitors to the Vacation Rental shall be permitted to park on-site or off-site where adjacent to the property is allowed. Occupants and visitors shall not park on-street and in swale areas abutting the property of another single-family dwelling without the consent of the owner of the property abutting the street or swale area. Notice of parking locations allowed shall be posted inside the Vacation Rental. Violators shall be subject to towing, towing costs, and fines.

Sexual Offenders & Predators Prohibited

For Vacation 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 a Vacation 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 Vacation Rental contrary to the provisions of Article III, Chapter 17 of the Plantation Code of Ordinances. Owner or agent shall determine, prior to submission of a Vacation Rental permit application, whether the Vacation Rental is located within a Protected Zone.

Vacation Rental Agreements

Vacation rentals shall be rented, leased, or occupied pursuant to a written rental agreement, which contains, at a minimum, the following information:

- ◆ Maximum occupancy of the Vacation Rental that is consistent with the Vacation Rental registration.
- ◆ The maximum number of vehicles that will be allowed to park at the Vacation Rental. Such number of vehicles shall not exceed the number of parking spaces located at the Vacation Rental

as shown in the sketch submitted with the Vacation Rental registration, plus any other legal parking spaces that the Vacation Rental owner can show are available to the Vacation Rental.

- ◆ A statement that a sketch of the permitted parking locations where occupants may park according to the Vacation Rental registration sketch will be posted at the Vacation Rental.
- ◆ A statement that all occupants must promptly evacuate from the Vacation Rental upon posting of any evacuation order issued by state or local authorities.
- ◆ A copy of a document to be supplied by the City that includes solid waste and recyclables pick-up regulations/days and the City of Plantation Noise Ordinance.

Posting and Advertising of Vacation Rental Information

ON-SITE POSTING In each Vacation Rental, there shall be posted in a prominent location, the following written information:

- ◆ Name, address, and 24-hour emergency contact phone number of Vacation Rental owner or agent – shall be posted near the main entrance of the property.
- ◆ Licenses and Certificates from the City, State, and County – must be posted near the main entrance of the property. Includes your Vacation Rental Affidavit of Compliance.
- ◆ Evacuation map (minimum 8½" x 11") – place on the interior side of the bedroom doors or on the interior bedroom walls only.
- ◆ Maximum occupancy permitted in Vacation Rental.
- ◆ Maximum number of vehicles that can be parked and specified locations.
- ◆ Statement within the interior of the dwelling and on the patio advising of an on-premises noise detection device.
- ◆ If applicable, a statement that the Vacation Rental is located within 2,500 feet of a school, designated public school bus stop, day care center, park, playground, or other private or public recreational facility and shall not be rented to nor occupied by

any person who has been convicted of a violation of F.S. 794.011, 800.04, 827.071, or 847.0145, or convicted of a similar felony sexual offense in any other state, Federal Court, or military tribunal in the United States, regardless of whether adjudication has been withheld, in which the victim of the offense was less than 16 years of age.

VACATION RENTAL ADVERTISING The Vacation Rental shall not be advertised for any commercial or non-residential use.

Any advertising of the Vacation Rental unit shall conform to information included in the Vacation Rental application and shall include, at minimum, identification of the maximum occupancy permitted on the property, the Florida Department of Business and Professional Regulation Transient Lodging License number, and City of Plantation Vacation Rental registration number.

The owner/agent shall ensure that the name and contact information for any listing services on or through which the Vacation Rental is to be offered for rent, which was provided in the application, is updated with the City to reflect any changes to ensure that the City has a current list of all sites on which the Vacation Rental is listed for rent.

Any advertising of a property for purposes of a Vacation Rental shall be deemed sufficient evidence of the use of that property as a Vacation Rental for purposes of enforcing all sections of the City's Vacation Rental Ordinance. It shall be the property owner's responsibility to cancel any advertisements upon ceasing rentals.

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.

Duties of Vacation Rental Owner

Every Vacation Rental owner/agent shall:

- ◆ Be available by landline or mobile telephone answered by the Vacation Rental representative at the listed phone number, 24 hours a day, seven days a week, to handle any problems arising from the Vacation Rental.
- ◆ Be able to be physically present at the Vacation Rental within 60 minutes following notification from a Vacation Rental occupant, law enforcement officer, code enforcement officer, emergency personnel, or any other city official for issues related to the Vacation Rental.
- ◆ Conduct an on-site inspection of the Vacation Rental at the end of each rental period to ensure continued compliance with the registration requirements.
- ◆ Maintain for three (3) years a log of all guests of the Vacation Rental to be available for inspection upon request. Any omission of rentals shall be grounds for revocation of the Vacation Rental registration and certificate of compliance.
- ◆ Screen guests for compliance with the City's Sexual Offenders and Predators ordinance.