



City of Plantation

## Non-Hosted Vacation Rental Affidavit of Compliance

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Before me, the undersigned authority personally appeared \* \_\_\_\_\_ who, after being duly sworn, says they personally knows the facts and requirements stated herein.

As of the date this affidavit is signed, I am the known owner of or person who is a principal of an entity that owns the residence located at \* \_\_\_\_\_, Plantation Florida.

On \* \_\_\_\_\_, I submitted an application for the registration of a residence as a Vacation Rental and request for a Short-Term Rental Certificate of Compliance to the City of Plantation.

I hereby certify that the Vacation Rental is in compliance with the provision of Chapter 14, Article V of the City of Plantation Code of Ordinances, that I have read and fully understood the City of Plantation's Ordinance No. 2023-002 and other applicable local, state, and federal laws, regulations, and standards to include, but not be limited to Chapter 509, Florida Statutes, and Rules, Chapter 61C and 69A, Florida Administrative Code, and will continue to operate within those guidelines including but not limited to the following.

By checking this box, I hereby certify that I am utilizing a third-party vendor (e.g. Airbnb, VRBO, Home Away, or similar) to remit tourist development taxes (or other applicable Sales and Tourist Taxes) required by law to be remitted to Broward County in lieu of registering with Broward County. I have provided the City with a copy of my third-party vendor's certificate of registration with the Florida Department of Revenue and evidence of their current and active account with the Broward County Tax Collector.



# Vacation Rental Compliance Standards & Requirements

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## Registration

It shall be unlawful to operate a Vacation Rental 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 30th 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 30th shall be processed as a new application and subject to all applicable fees. Vacation rental registrations and certificates of compliance are non-transferrable and non-assignable.

## Licenses and Taxes

Obtain and maintain City of Plantation Business Tax Receipt, Broward County Business Tax Receipt, Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes and transient rental taxes, Broward County for Tourist Development Tax; and Department of Business and Professional Regulation license as a transient public lodging establishment.

## Safety Inspections

It shall be unlawful to operate a Vacation Rental without first obtaining and passing a safety inspection conducted by the City. After the initial safety inspection is conducted, safety inspections will be required on an annual basis at the time the certificate of compliance is renewed with the City.

## Interior Posting

In each Vacation rental, there shall be posted in a prominent location, the following written information:

- ◆ The name, address, and phone number of the Vacation Rental owner or agent.
- ◆ Copy of all necessary licenses and certificates.
- ◆ Evacuation map next to the interior door of each bedroom (minimum size 8½" x 11").
- ◆ The maximum occupancy permitted.
- ◆ Maximum number of vehicles that can be parked and specified locations.
- ◆ Statement within the dwelling and on patio advising of an on-premises noise detection device.
- ◆ Sexual offender and predator prohibition, if applicable.

## 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.

## Interior Information Packet

There shall be placed within each Vacation Rental unit an information packet/binder providing the Vacation Rental lessee with basic information on the City's laws and ordinances. A statement advising the occupant that unreasonably loud, excessive, unnecessary, or offensive sound exceeding 55 dBA during the day or 50 dBA at night is prohibited in single-family residential zoning districts and exceeding 60 dBA during the day or 55 dBA at night is prohibited in multifamily residential zoning districts. A sketch or photograph of the location of the off-street parking spaces. The days and times of trash pickup. The location of the nearest hospital. The City's non-emergency police phone number (954-797-2100).

## Minimum Safety And Operational Requirements

Each Vacation Rental must have within each unit an operational smoke and carbon monoxide (CO) detection and notification system, portable dry chemical 2A:10B:C fire extinguisher and a land line telephone with the ability to call 911. Vacation rentals shall also be compliant with the Residential Swimming Pool Safety Act as set forth in Chapter 515 of the Florida Statutes and Florida Administrative Code Rule 69A-43.018, "One- and Two-Family Dwellings, Recreational Vehicles and Mobile Homes Licensed as Public Lodging Establishments.

## 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 shown on the exterior sketch submitted with the Vacation Rental registration. Visitors shall not park on-street and in swale areas abutting the property of another single-family dwelling without consent of the owner of the property. Violators shall be subject to towing, towing costs and fines.

## 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 city 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

## Vacation Rental Agreements

Inform all guests, in writing, prior to occupancy of the property of applicable City of Plantation ordinances concerning maximum occupancy, maximum number of vehicles that will be allowed to park at the property and the location where occupants may park, a statement that all occupants must promptly evacuate from the Vacation Rental upon posting of any evacuation order issued by the State or local authorities, and a copy of a document to be supplied by the City which includes excerpts from ordinance provisions of general application relevant to Vacation Rentals to include solid waste and recyclable pick-up regulations, and City Noise Ordinance as a lease addendum. The City will make available to Vacation Rental owners and agents a copy of such document in digital format upon request which shall be posted on the City's website.

## Advertising

Any advertising of the Vacation Rental unit shall conform to the 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. A statement stating, "It is unlawful to allow for a sexual offender or sexual predator to occupy this residence when located within applicable zones." The owner agent shall also provide the City with a list of all Vacation Rental booking services that will be utilized to offer the property for rent.

## Property Owner/Responsible Party

Be available by landline or mobile telephone answered by the Vacation Rental owner or agent at the listed phone number 24-hours a day, seven (7) days a week to handle any problems arising from the Vacation Rental. Be able to be physically present at the Vacation Rental property 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 requirements of this chapter. Maintain for three 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 certificate of compliance. Screen guests for compliance with the City's Sexual Offenders and Predators ordinance.

## Modification of Vacation Rental Registration

An amendment of a Vacation Rental registration shall be required in the event any one of the following is proposed: (1) An increase in the number of bedrooms and/or occupancy; (2) An increase or decrease in the number of parking spaces, or change in the location of parking spaces; (3) An increase in the gross square footage; (4) An increase in the number of bedrooms; (5) Any other material modifications that would increase the intensity of use; (6) A change in ownership of the Vacation Rental or designated agent.

## Trash Pick-Up

All City of Plantation single-family and multi-family households with less than five units, with the exception of Plantation Acres, Maleleuca Isles, Lago Largo, and Hawks Landing are required to use approved blue bags for disposal of residential solid waste. Only Plantation Acres, Maleleuca Isles, Lago Largo and Hawks Landing are permitted to use rollout carts provided by Waste Management, for curbside collection of household garbage and recyclables. No blue garbage bags or rollout carts shall be placed curbside prior to 7:00am on collection day. Rollout carts need to be removed from curbside by midnight of collection day

## Providing False or Misleading Information

Providing false or misleading information on a Vacation Rental application form is grounds to revoke a registration, and additionally, is a violation of the City's Vacation Rental Ordinance.

## Third-Party Booking Services

It is my intent to use the following listing services for the Vacation Rental property:

- |                                       |                                    |                                      |
|---------------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Airbnb       | <input type="checkbox"/> Home Away | <input type="checkbox"/> VRBO        |
| <input type="checkbox"/> Booking.com  | <input type="checkbox"/> Expedia   | <input type="checkbox"/> Vacasa      |
| <input type="checkbox"/> Homestay.com | <input type="checkbox"/> Atraveo   | <input type="checkbox"/> TripAdvisor |
| <input type="checkbox"/> Home To Go   | <input type="checkbox"/> Tripping  | <input type="checkbox"/> OneFineStay |

List additional booking sites here:

\_\_\_\_\_  
\_\_\_\_\_

## Acknowledgement

I hereby acknowledge that the approval of this Affidavit of Compliance shall in no way permit any activity contrary to the City of Plantation Code, or any activity that would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of this residence as a Vacation Rental is based on my representations to city staff. I further acknowledge that it is my responsibility, as property owner and/or local agent, to ensure that the conduct of this Vacation Rental is not contrary to any ordinance, code or restriction which may govern the property on which the Vacation Rental will be conducted, which property address is referenced above. I acknowledge that any misrepresentation made by me or by my agent in applying for this certificate may render the certificate invalid.

Property Owner (Print): \* \_\_\_\_\_

Property Owner Signature: \* \_\_\_\_\_

Date: \_\_\_\_\_

Local Agent (Printed Name): \* \_\_\_\_\_

Local Agent Signature: \* \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

My commission number is: \_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

(Notary Seal)