



Non-Hosted Vacation Rental Inspection Process

Inspection of a Vacation Rental to verify compliance with the applicable provisions of the Florida Building Code (FBC), Florida Fire and Life Safety Codes and the Vacation Rental Ordinance shall be conducted by the City upon registration of the Vacation Rental. If instances of non-compliance are found, all such instances of non-compliance shall be handled as other violations of the Florida Building Code and Florida Fire and Life Safety Codes.

Inspections shall be made by the City through appointment with the vacation owner or agent, as applicable. If a city inspector has made an appointment with the Vacation Rental owner or agent, as applicable, for an inspection and the city inspector is unable to complete the inspection as a result of an action or inaction of the Vacation Rental owner or agent, or an occupant of the Vacation Rental, the Vacation Rental owner shall be charged a "re-inspection" fee. The re-inspection fee shall be paid prior to rescheduling the re-inspection.

In addition, failure of a Vacation Rental owner or agent, as applicable, to make the Vacation Rental available for an inspection within twenty (20) days after notification by the City in writing that the City is ready to conduct the annual inspection, shall be a violation of the Vacation Rental Ordinance. Each day that such violation continues shall be a separate violation.

The fee for the initial inspection shall be \$250, however, the fee for each re-inspection shall be \$125. These fees shall be subject to adjustment by the City from time to time.

In the event a Vacation Rental certificate is revoked or suspended for non-compliance with the Vacation Rental Ordinance, inspection or re-inspection, shall be required as set forth in Section 14-203 of the Vacation Rental Ordinance.

Document Folder

Each Vacation Rental shall have a document folder placed in a conspicuous location containing the following information:

- ◆ Copy of the City's Vacation Rental Ordinance (Ordinance No. 2023-003)
- ◆ Days and times of garbage and recyclable pick-up
- ◆ The location of the nearest hospital
- ◆ The City's Non-Emergency Police Phone Number (954-797-2100)
- ◆ Sketch showing the number of off-street parking spaces. Must state "No On-Street Parking."
- ◆ Copy of the City's Noise Ordinance (Ord. No. 1982)
- ◆ Name, address and phone number of Vacation Rental owner or agent.

Interior Requirements Posting of Documents

- ◆ 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.

Fire Extinguishers

- ◆ Classification Required 2-A: 10-B: C
- ◆ Must be installed on each floor/level of unit in accordance with NFPA 10. May be installed on a wall in an open common area or in an enclosed space with appropriate markings visibly showing location.
- ◆ Some Location examples:
 - Under the kitchen cabinet
 - On the wall near the kitchen
 - Upstairs on landing

Landline Phone

- ◆ Land line phone shall be available for placement of emergency calls.

Smoke Alarms and Carbon Monoxide Detection

- ◆ Must be hardwired and interconnected.
- ◆ Carbon monoxide detectors are required if a property has a garage attached or has gas appliances.

Swimming Pool Safety

- ◆ **Option 1:** Place alarms on all windows and doors leading to the pool (Alarm must sound at 85 decibels).
- ◆ If you have a perimeter gate, you must have a self-latching and self-closing fence surrounding the pool.
- ◆ **Option 2:** Child Barrier Removable fence
- ◆ If you choose Option 2, the window and door alarms are not required. The perimeter fence is also not required.

Certificate of Compliance

- ◆ The Certificate of Compliance will be issued within five business days.
- ◆ Your advertisements must be updated to include your Certificate of Compliance number (Example STR20-00014)



SHORT-TERM RENTAL PERMIT NO.: STR20-00014

| | |
|-------------------------|------------------------------|
| PROPERTY ADDRESS: | 123 Main Street |
| Permit issued to: | John & Jane Smith |
| Permit type: | Non-hosted Short-Term Rental |
| Date issued: | 09/30/2020 |
| Permit expiration date: | 09/29/2021 |

This permit is to certify that this property has been registered with the City of Plantation for use as a short-term rental.