

City of Plantation

2023 Vacation Rental Ordinance Update

On January 24, 2023, the Plantation City Council approved revisions to the City's Vacation Rental Ordinance, which was originally adopted in 2019. The revised provisions were implemented to assist the City in strengthening the requirements for operating vacation rentals in the City and addressing some of the nuisances generally caused by these establishments.

With regard to the requirements to operate vacation rentals, the City now requires vacation rental owners/agents to:

- obtain a certificate of insurance evidencing insurance coverage to cover liability for injury or harm to occupants within a vacation rental;
- obtain an annual inspection of each rental to ensure on-going compliance with the City's safety standards;
- be physically present at the vacation rental within 60 minutes following notification from a vacation rental occupant or officer of the City;

- maintain a log of all guest records for a three (3) year period;
- comply with Florida Administrative Code pertaining to Public Lodging Establishments; and
- obtain a separate rental registration for each vacation rental operated within the City.

To address some of the nuisances being caused by vacation rentals, the City:

- no longer permits a vacation rental owner to offer the property for rent upon submission of a completed application, but prior to inspection;
- requires connection of a noise level detection device and requires signage to be placed within the vacation rental reminding visitors that the rentals is equipped with a noise level detection device;
- prohibits occupants and visitors to a vacation rental from parking in front of adjacent properties without consent of

adjacent property owners;

- no longer permits vacation rental licenses to be transferred or assigned to a new owner upon sale of the property;
- has reduced the number of persons permitted in a vacation rental at any time from three (3) times to one-and-a-half (1.5) times the maximum permissible occupancy; and
- prohibits vacation rentals from being used during a rental for commercial or non-residential uses.

The newly adopted ordinance increases the City's vacation rental registration fees. It also establishes monetary penalties for operating without appropriate licenses and providing false and misleading information on a vacation rental application.

A copy of Ordinance No. 2023-002 in its entirety can be found on Plantation.org.

For questions or to obtain additional information on these changes, please contact the City of Plantation Planning, Zoning and Economic Development Department at 954-797-2225.

