



May 2, 2017

**Short-Term Vacation Rentals
Support CS/CS/CS/SB 188 (Steube) without Amendments
Oppose CS/HB 425 (La Rosa)**

[CS/CS/CS/SB 188](#) (Steube) will be considered by the full Senate tomorrow, Wednesday, May 3. Please contact your Senators and urge them to Support CS/CS/CS/SB 188 without any Amendments.

[CS/HB 425](#) (La Rosa), the House companion bill, passed the House last week and is in the Senate. FLC Opposes CS/HB 425.

Message to Senators:

Please Support CS/CS/CS/SB 188.

Oppose any amendments to CS/CS/CS/SB 188.

Background:

A short-term vacation rental is defined as a property that is rented more than three times a year for less than 30 days at a time. DBPR does not inspect these properties as a condition of licensure. Instead, they only inspect if a complaint has been filed.

Short-term rentals are causing problems in many cities around the state by creating commercial activity in residential areas (mini-hotels in neighborhoods).

Cities were preempted from regulating vacation rentals in 2011. This legislation included a provision that “grandfathered” any ordinance regulating vacation rentals prior to June 1, 2011.

The legislature amended the problematic preemption in 2014 to allow cities to adopt regulations specific to vacation rentals. Most ordinances adopted ensure that the properties meet current life safety / building codes, while others require out-of-state owners to designate a local property manager to address issues with problematic renters or code compliance. Cities are still prohibited from regulating the duration and frequency of these rentals, as well as regulating these properties through zoning.

The law that passed in 2014 was a compromise between local governments and the industry.

Vacation rental ordinances in place prior to 2011 were “grandfathered”. These “grandfathered” cities are reluctant to amend their ordinance out of fear of losing their grandfather.

SB 188 authorizes “grandfathered” cities to amend their vacation rental ordinances if they are amended to be less restrictive or reduce regulatory burdens for properties owned by active duty military members or certain disabled veterans.

SB 188 was significantly amended in Community Affairs to remove preemption language. The bill subsequently passed through Rules without the preemption language.

HB 425 amends current law to preempt cities from adopting ordinances specific to vacation rental properties and wipes out any ordinances adopted since 2014. The bill requires vacation rental owners to submit certain license information to cities, but lacks any enforcement mechanism and instead says that it is “for informational purposes only”. HB 425 also contains language allowing “grandfathered” cities to amend their vacation rental ordinances, but prevents the remaining 340+ from adopting any regulation that solely applies to problematic vacation rental properties.

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You can also use the League's [Contact Your Legislator](#) advocacy tool to e-mail your legislators.

Should you have any questions, please contact: Casey Cook at ccook@flcities.com or 850-228-8559 (cell).

Thank you for your advocacy efforts!