

PROTECT OUR NEIGHBORHOODS: RESTORE CITIES' ZONING AUTHORITY TO ADDRESS SAFETY ISSUES RELATED TO SHORT-TERM RENTALS

The Florida League of Cities **SUPPORTS** short-term rentals and encourages legislation that will restore local municipalities' ability to protect neighborhoods harmed by irresponsible out-of-state short-term rental companies that ignore local ordinances and infringe upon Floridians' peaceable enjoyment of their homes.

BACKGROUND

In 2011, **cities were preempted from being able to protect local neighborhoods and residents** from out-of-state and irresponsible short-term rental companies that violate local ordinances. Those ordinances are designed to allow communities to exist safely and quietly. Cities with an existing ordinance at that time were "grandfathered" and allowed to keep regulations already in place.

Cities without an ordinance lost the ability to protect their citizens and regulate the location

of these properties. This situation resulted in a **proliferation of short-term rentals in areas that had traditionally been long-term residential neighborhoods**. Too many of these out-of-state companies flaunt local ordinances designed to protect local neighborhoods.

In 2014, legislation gave cities back limited tools to solve some of the problems, but **these tools have proven to be inadequate**.

KEY MESSAGES FOR 2021

At its core, **this is an issue of private property rights and public safety**. Unrestricted commercial activity in neighborhoods can present safety, security and other concerns. These local ordinances are there for a good reason: to protect residents' peaceable enjoyment of their homes and ensure that the right safety infrastructure is in place.

The **restoration of zoning authority will allow cities to implement smart, targeted solutions to public-safety problems caused by short-term rentals** and will ensure the preservation of traditional residential communities and neighborhoods.

The League **supports legislation providing for a collaboration between the Florida Department of**

Business & Professional Regulation and cities to ensure short-term rental properties:

- Abide by state and local regulations.
- Are properly licensed and insured.
- Comply with state and local taxation requirements as well as industry-accepted safety practices.

The League also supports legislation clarifying that **existing, grandfathered municipal short-term rental ordinances can be amended without penalty**.

The solutions currently available for cities are inadequate and will not solve the problems that many communities are facing.



For more information, contact
Tara Taggart at 850.701.3603
or ttaggart@flcities.com.

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