

Short Term Vacation Rentals

A Local Government Perspective

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CITY OF FORT LAUDERDALE

There are Two Things that Everyone Hates:

Change

The Way Things Are



CITY OF FORT LAUDERDALE

Fort Lauderdale Vacation Rental Ordinance

Purpose

*The City Commission finds that certain transitory uses of residential property tend to affect the **residential character of the community** and are injurious to the health of the community. Therefore, it is necessary and in the interest of the public **health, safety, and welfare** to monitor and provide reasonable means for citizens of the city of Fort Lauderdale to **mitigate impacts** created by such transitory uses of residential property within the city.*



Fort Lauderdale Vacation Rental Ordinance

Key Features

- Registration
 - 24/7 contact information with individual being able to respond within 1 hour of being notified
 - Proof of registration with State (sales tax) and County (bed tax)
 - Proof of licensure with Florida Department of Business and Professional Regulation for transient public lodging establishment



Fort Lauderdale Vacation Rental Ordinance

Key Features

- Provide guests with written summary of applicable city ordinances concerning noise, vehicle parking, garbage and common area usage



Fort Lauderdale Vacation Rental Ordinance

Key Features

- Minimum Life Safety Standards
 - Swimming Pools, Spas and Hot Tubs must comply with the Florida Residential Swimming Pool Safety Act
 - Must meet Minimum Housing Code of the City
 - Smoke and CO Detection Systems shall be interconnected, hard-wired and receive primary power from building wiring
 - Fire Extinguisher on each level of the dwelling unit, installed on the wall in an open area or enclosed with appropriate markings
 - Telephone with the ability to call 911



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Key Features

- **Occupancy Standards**
 - Maximum number allowed overnight is limited to 2 persons per sleeping unit
 - Maximum number allowed to gather or occupy shall not exceed 1 1/2 times the maximum number permitted to stay over night, but never more than 20.
 - Does not apply to owner-occupied vacation rentals when the property owner is physically present
 - Up to 4 persons under 13 years of age do not count against these limits



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Industry Concerns

- Host-Occupied
 - Clarification of DBPR requirements for public lodging licenses
- Cost
 - Objections to registrations fees plus business tax receipt fees
- Inspections
 - Annual inspections are burdensome



Fort Lauderdale Vacation Rental Ordinance Enforcement

- ❖ Community Enhancement and Compliance Division
 - ❖ Traditional Enforcement Mechanisms
 - ❖ Third Party Identification of Non-Registered Properties
 - ❖ Suspension of Chronic Violators

- ❖ NITE Team
 - ❖ Problem Properties



Fort Lauderdale Vacation Rental Ordinance Results

- 602 Properties Registered Since Ordinance Enactment
 - 260 voluntarily
 - 342 through enforcement action

