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# **Local Government Affairs Subcommittee**

**Wednesday, January 21, 2015  
10:00 AM  
Webster Hall (212 Knott)**

Meeting Packet



# The Florida House of Representatives

## Local Government Affairs Subcommittee

Steve Crisafulli  
Speaker

Debbie Mayfield  
Chair

### **AGENDA**

Webster Hall (212 Knott)  
Wednesday, January 21, 2015, 10:00 a.m.

- I.** CALL TO ORDER AND WELCOME REMARKS
- II.** PRESENTATION BY FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION (DBPR)
- III.** PUBLIC COMMENTS
- IV.** ADJOURNMENT

## Questions (and responses) for Jan 21, 2015 meeting of Local Government Affairs Subcommittee Re: Vacation Rentals

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1. The scope of DBPR's authority to license and regulate vacation rentals under chapter 509, F.S.
  - The Division of Hotels and Restaurants licenses vacation rentals as transient public lodging establishments, which are units rented more than three times a year for less than 30 days or 1 calendar month or that are advertised to the public.
  - Vacation rentals are required to meet minimum sanitation and safety standards, similar to hotels and motels. The Division is prohibited from regulating fire code, but reports readily observable violations to the proper authorities.
  - Scope is limited to the accommodations (condo unit or dwelling only) and does not include common areas of condominiums, pools, or local ordinances (such as noise, parking, occupancy, etc.).
2. The extent of DBPR's activities pertaining to vacation rentals:
  - a. The resources and personnel allocated to licensing, regulation, and enforcement;
    - Inspection staff is assigned work by location, not type of license; they inspect all licensed establishments within their assigned area.
    - Licensing is centralized in Tallahassee and licensing staff work with 87,812 food and lodging licenses, including the 16,019 vacation rental licenses.
  - b. The processes of conducting inspections, responding to complaints, investigating violations, and taking enforcement action.
    - Section 509.032, F.S., specifically exempts vacation rentals from annual inspection. They are inspected upon complaint only.
    - Violations observed during inspections are documented on inspection reports, which are provided to the establishment. Owners are given a certain amount of time to remedy violations. Failure to remedy violations may result in administrative action, including fines, for failure to correct violations. All administrative actions are done in accordance with Chapter 120, Florida Statutes.
3. Cooperation and interaction between DBPR and local governments.
  - DBPR cooperates with local governments to help them understand the limits of our authority, including phone conferences and in person meetings.
  - We provide fire violations noted during inspections to local fire authorities.