

2014356er

1  
2 An act relating to the regulation of public lodging  
3 establishments and public food service establishments;  
4 amending s. 509.032, F.S.; revising the permitted  
5 scope of local laws, ordinances, and regulations  
6 regarding vacation rentals; providing an effective  
7 date.

8  
9 Be It Enacted by the Legislature of the State of Florida:

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11 Section 1. Subsection (7) of section 509.032, Florida  
12 Statutes, is amended to read:

13 509.032 Duties.—

14 (7) PREEMPTION AUTHORITY.—

15 (a) The regulation of public lodging establishments and  
16 public food service establishments, including, but not limited  
17 to, sanitation standards, inspections, training and testing of  
18 personnel, and matters related to the nutritional content and  
19 marketing of foods offered in such establishments, is preempted  
20 to the state. This paragraph does not preempt the authority of a  
21 local government or local enforcement district to conduct  
22 inspections of public lodging and public food service  
23 establishments for compliance with the Florida Building Code and  
24 the Florida Fire Prevention Code, pursuant to ss. 553.80 and  
25 633.206.

26 (b) A local law, ordinance, or regulation may not ~~restrict~~  
27 ~~the use of vacation rentals,~~ prohibit vacation rentals, or  
28 regulate the duration or frequency of rental of vacation rentals  
29 ~~based solely on their classification, use, or occupancy.~~ This

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30 paragraph does not apply to any local law, ordinance, or  
31 regulation adopted on or before June 1, 2011.

32 (c) Paragraph (b) does not apply to any local law,  
33 ordinance, or regulation exclusively relating to property  
34 valuation as a criterion for vacation rental if the local law,  
35 ordinance, or regulation is required to be approved by the state  
36 land planning agency pursuant to an area of critical state  
37 concern designation.

38 Section 2. This act shall take effect July 1, 2014.