

1 A bill to be entitled
 2 An act relating to vacation rentals; amending s.
 3 509.032, F.S.; authorizing local laws, ordinances, or
 4 regulations to regulate activities relating to
 5 vacation rentals under specified circumstances;
 6 requiring a vacation rental owner, or his or her
 7 representative, to submit specified documents and
 8 information to the local jurisdiction; prohibiting the
 9 local jurisdiction from assessing certain fees;
 10 revising applicability for the preemption of certain
 11 local laws, ordinances, or regulations relating to
 12 vacation rentals; providing an effective date.

13
 14 Be It Enacted by the Legislature of the State of Florida:

15
 16 Section 1. Paragraph (b) of subsection (7) of section
 17 509.032, Florida Statutes, is amended to read:

18 509.032 Duties.—

19 (7) PREEMPTION AUTHORITY.—

20 (b) 1. A local law, ordinance, or regulation may regulate
 21 activities that arise when a property is used as a vacation
 22 rental, provided such regulation applies uniformly to all
 23 residential properties without regard to whether the property is
 24 used as a vacation rental as defined in s. 509.242 or long-term
 25 rental subject to the provisions of part II of chapter 83 or

26 | whether a property owner chooses not to rent the property.
27 | However, a local law, ordinance, or regulation may not prohibit
28 | vacation rentals or regulate the duration or frequency of rental
29 | of vacation rentals.

30 | 2. A vacation rental owner, or his or her representative,
31 | shall submit to the local jurisdiction a copy of the vacation
32 | rental license required under chapter 509, a copy of the
33 | certificate of registration required under s. 212.18, and
34 | emergency contact information. The submission of such documents
35 | and information is for informational purposes only. The local
36 | jurisdiction may not assess a fee for the submission.

37 | 3. This paragraph does not apply to any local law,
38 | ordinance, or regulation adopted on or before June 1, 2011,
39 | including any amendment to such law, ordinance, or regulation
40 | that is less restrictive or that reduces the local regulatory
41 | burden on vacation rentals owned, in whole or in part, by a
42 | person who is currently serving on active duty or temporary duty
43 | in a branch of the United States Armed Services or a disabled
44 | veteran with a service-connected disability rating of 30 percent
45 | or more according to the United States Department of Veterans
46 | Affairs.

47 | Section 2. This act shall take effect upon becoming a law.