



CS/HB 425, Engrossed 1

2017

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 to submit specified
7 documents and information to the local jurisdiction;
8 prohibiting the local jurisdiction from assessing
9 certain fees; revising applicability for the
10 preemption of certain local laws, ordinances, or
11 regulations relating to vacation rentals; providing an
12 effective date.

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

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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 shall submit to the local
31 | jurisdiction a copy of the vacation rental license required
32 | under chapter 509, a copy of the certificate of registration
33 | required under s. 212.18, and emergency contact information. The
34 | submission of such documents and information is for
35 | informational purposes only. The local jurisdiction may not
36 | 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 when such law, ordinance, or regulation:

40 | a. Is being amended to be less restrictive; or

41 | b. Reduces the local regulatory burden on vacation rentals
42 | owned, in whole or in part, by a person who is currently serving
43 | on active duty or temporary duty in a branch of the United
44 | States Armed Services or by a disabled veteran with a service-
45 | connected disability rating of 30 percent or more according to
46 | the United States Department of Veterans Affairs.

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