

1 A bill to be entitled
 2 An act relating to preemption of the regulation of
 3 vacation rentals; amending s. 509.032, F.S.; repealing
 4 provisions preempting the regulation of vacation
 5 rentals to the state; providing an effective date.
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7 Be It Enacted by the Legislature of the State of Florida:
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9 Section 1. Subsection (7) of section 509.032, Florida
 10 Statutes, is amended to read:

11 509.032 Duties.—

12 (7) PREEMPTION AUTHORITY.—

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

24 (b) A local law, ordinance, or regulation may ~~not~~ prohibit
 25 vacation rentals or regulate the duration or frequency of rental

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26 | of vacation rentals. ~~This paragraph does not apply to any local~~
27 | ~~law, ordinance, or regulation adopted on or before June 1, 2011.~~

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

34 | Section 2. This act shall take effect July 1, 2022.