

Amendment No.

CHAMBER ACTION

Senate

House

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Representative Griffitts offered the following:

**Amendment (with title amendment)**

Remove everything after the enacting clause and insert:

Section 1. Effective January 1, 2025, subsection (2) of section 212.03, Florida Statutes, is amended to read:

212.03 Transient rentals tax; rate, procedure, enforcement, exemptions.-

(2) (a) The tax provided for in this section is herein ~~shall be~~ in addition to the total amount of the rental, must ~~shall~~ be charged by the lessor or person receiving the rent in and by said rental arrangement to the lessee or person paying the rental, and is ~~shall be~~ due and payable at the time of the

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14 receipt of such rental payment by the lessor or person, as  
15 defined in this chapter, who receives such ~~said~~ rental or  
16 payment. The owner, lessor, or person receiving the rent shall  
17 remit the tax to the department at the times and in the manner  
18 hereinafter provided for dealers to remit taxes under this  
19 chapter. The same duties imposed by this chapter upon dealers in  
20 tangible personal property respecting the collection and  
21 remission of the tax; the making of returns; the keeping of  
22 books, records, and accounts; and the compliance with the rules  
23 and regulations of the department in the administration of this  
24 chapter ~~shall~~ apply to and are ~~be~~ binding upon all persons who  
25 manage or operate hotels, apartment houses, roominghouses,  
26 tourist and trailer camps, and the rental of condominium units,  
27 and to all persons who collect or receive such rents on behalf  
28 of such owner or lessor taxable under this chapter.

29 (b) If a guest uses a payment system on or through an  
30 advertising platform as defined in s. 509.013 to pay for the  
31 rental of a vacation rental located in this state, the  
32 advertising platform, or the operator, as defined in s. 509.013,  
33 listing a vacation rental with an advertising platform, must  
34 collect and remit taxes as provided in this paragraph.

35 1. An advertising platform that owns, operates, or manages  
36 a vacation rental or that is related within the meaning of s.  
37 267(b), s. 707(b), or s. 1504 of the Internal Revenue Code of  
38 1986, as amended, to a person who owns, operates, or manages the

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39 vacation rental shall collect and remit all taxes due under this  
40 section and ss. 125.0104, 125.0108, 205.044, 212.0305, and  
41 212.055 which are related to the rental.

42 2. An advertising platform to which subparagraph 1. does  
43 not apply shall collect and remit all taxes due from the owner,  
44 operator, or manager under this section and ss. 125.0104,  
45 125.0108, 205.044, 212.0305, and 212.055 which are related to  
46 the rental. Of the total amount paid by the lessee or rentee,  
47 the amount retained by the advertising platform for reservation  
48 or payment services is not taxable under this section or ss.  
49 125.0104, 125.0108, 205.044, 212.0305, and 212.055.

50  
51 In order to facilitate the remittance of such taxes, the  
52 department and counties that have elected to self-administer the  
53 taxes imposed under chapter 125 shall allow advertising  
54 platforms to register, collect, and remit such taxes.

55 Section 2. Section 509.013, Florida Statutes, is reordered  
56 and amended to read:

57 509.013 Definitions.—As used in this chapter, except as  
58 provided in subsection (14), the term:

59 (1) "Advertising platform" means a person as defined in s.  
60 1.01(3) which:

61 (a) Provides an online application, software, a website,  
62 or a system through which a vacation rental located in this

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63 state is advertised or held out to the public as available to  
64 rent for transient occupancy;

65 (b) Provides or maintains a marketplace for the renting of  
66 a vacation rental for transient occupancy; and

67 (c) Provides a reservation or payment system that  
68 facilitates a transaction for the renting of a vacation rental  
69 for transient occupancy and for which the person collects or  
70 receives, directly or indirectly, a fee in connection with the  
71 reservation or payment service provided for the rental  
72 transaction.

73 (3)-(1) "Division" means the Division of Hotels and  
74 Restaurants of the Department of Business and Professional  
75 Regulation.

76 (8)-(2) "Operator" means the owner, licensee, proprietor,  
77 lessee, manager, assistant manager, or appointed agent of a  
78 public lodging establishment or public food service  
79 establishment.

80 (4)-(3) "Guest" means any patron, customer, tenant, lodger,  
81 boarder, or occupant of a public lodging establishment or public  
82 food service establishment.

83 (10) (a) -(4) -(a) "Public lodging establishment" includes a  
84 transient public lodging establishment as defined in  
85 subparagraph 2. ~~subparagraph 1.~~ and a nontransient public  
86 lodging establishment as defined in subparagraph 1 ~~subparagraph~~  
87 2.

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88        ~~2.1.~~ "Transient public lodging establishment" means any  
89 unit, group of units, dwelling, building, or group of buildings  
90 within a single complex of buildings which is rented to guests  
91 more than three times in a calendar year for periods of less  
92 than 30 days or 1 calendar month, whichever is less, or which is  
93 advertised or held out to the public as a place regularly rented  
94 to guests.

95        ~~1.2.~~ "Nontransient public lodging establishment" means any  
96 unit, group of units, dwelling, building, or group of buildings  
97 within a single complex of buildings which is rented to guests  
98 for periods of at least 30 days or 1 calendar month, whichever  
99 is less, or which is advertised or held out to the public as a  
100 place regularly rented to guests for periods of at least 30 days  
101 or 1 calendar month.

102  
103 License classifications of public lodging establishments, and  
104 the definitions therefor, are as provided ~~set out~~ in s. 509.242.  
105 For the purpose of licensure, the term does not include  
106 condominium common elements as defined in s. 718.103.

107        (b) The following are excluded from the definitions in  
108 paragraph (a):

109        1. Any dormitory or other living or sleeping facility  
110 maintained by a public or private school, college, or university  
111 for the use of students, faculty, or visitors.

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112           2. Any facility certified or licensed and regulated by the  
113 Agency for Health Care Administration or the Department of  
114 Children and Families or other similar place regulated under s.  
115 381.0072.

116           3. Any place renting four rental units or less, unless the  
117 rental units are advertised or held out to the public to be  
118 places that are regularly rented to transients.

119           4. Any unit or group of units in a condominium,  
120 cooperative, or timeshare plan and any individually or  
121 collectively owned one-family, two-family, three-family, or  
122 four-family dwelling house or dwelling unit that is rented for  
123 periods of at least 30 days or 1 calendar month, whichever is  
124 less, and that is not advertised or held out to the public as a  
125 place regularly rented for periods of less than 1 calendar  
126 month, provided that no more than four rental units within a  
127 single complex of buildings are available for rent.

128           5. Any migrant labor camp or residential migrant housing  
129 permitted by the Department of Health under ss. 381.008-  
130 381.00895.

131           6. Any establishment inspected by the Department of Health  
132 and regulated by chapter 513.

133           7. A facility operated by a nonprofit which provides Any  
134 ~~nonprofit organization that operates a facility providing~~  
135 housing only to patients, patients' families, and patients'  
136 caregivers and not to the general public.

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137 8. Any apartment building inspected by the United States  
138 Department of Housing and Urban Development or other entity  
139 acting on the department's behalf which ~~that~~ is designated  
140 primarily as housing for persons at least 62 years of age. The  
141 division may require the operator of the apartment building to  
142 attest in writing that such building meets the criteria provided  
143 in this subparagraph. The division may adopt rules to implement  
144 this requirement.

145 9. Any roominghouse, boardinghouse, or other living or  
146 sleeping facility that may not be classified as a hotel, motel,  
147 timeshare project, vacation rental, nontransient apartment, bed  
148 and breakfast inn, or transient apartment under s. 509.242.

149 (9) (a) - (5) - (a) "Public food service establishment" means any  
150 building, vehicle, place, or structure, or any room or division  
151 in a building, vehicle, place, or structure where food is  
152 prepared, served, or sold for immediate consumption on or in the  
153 vicinity of the premises; called for or taken out by customers;  
154 or prepared before ~~prior to~~ being delivered to another location  
155 for consumption. The term includes a culinary education program,  
156 as defined in s. 381.0072(2), which offers, prepares, serves, or  
157 sells food to the general public, regardless of whether it is  
158 inspected by another state agency for compliance with sanitation  
159 standards.

160 (b) The following are excluded from the definition in  
161 paragraph (a):

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162 1. Any place maintained and operated by a public or  
163 private school, college, or university:

164 a. For the use of students and faculty; or

165 b. Temporarily, to serve such events as fairs, carnivals,  
166 food contests, cook-offs, and athletic contests.

167 2. Any eating place maintained and operated by a church or  
168 a religious, nonprofit fraternal, or nonprofit civic  
169 organization:

170 a. For the use of members and associates; or

171 b. Temporarily, to serve such events as fairs, carnivals,  
172 food contests, cook-offs, or athletic contests.

173  
174 Upon request by the division, a church or a religious, nonprofit  
175 fraternal, or nonprofit civic organization claiming an exclusion  
176 under this subparagraph must provide the division documentation  
177 of its status as a church or a religious, nonprofit fraternal,  
178 or nonprofit civic organization.

179 3. Any eating place maintained and operated by an  
180 individual or entity at a food contest, cook-off, or a temporary  
181 event lasting from 1 to 3 days which is hosted by a church or a  
182 religious, nonprofit fraternal, or nonprofit civic organization.

183 Upon request by the division, the event host must provide the  
184 division documentation of its status as a church or a religious,  
185 nonprofit fraternal, or nonprofit civic organization.

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186 4. Any eating place located on an airplane, a train, a  
187 bus, or a watercraft that ~~which~~ is a common carrier.

188 5. Any eating place maintained by a facility certified or  
189 licensed and regulated by the Agency for Health Care  
190 Administration or the Department of Children and Families or  
191 other similar place that is regulated under s. 381.0072.

192 6. Any place of business issued a permit or inspected by  
193 the Department of Agriculture and Consumer Services under s.  
194 500.12.

195 7. Any place of business where the food available for  
196 consumption is limited to ice, beverages with or without  
197 garnishment, popcorn, or prepackaged items sold without  
198 additions or preparation.

199 8. Any theater, if the primary use is as a theater and if  
200 patron service is limited to food items customarily served to  
201 the admittees of theaters.

202 9. Any vending machine that dispenses any food or  
203 beverages other than potentially hazardous foods, as defined by  
204 division rule.

205 10. Any vending machine that dispenses potentially  
206 hazardous food and which is located in a facility regulated  
207 under s. 381.0072.

208 11. Any research and development test kitchen limited to  
209 the use of employees and which is not open to the general  
210 public.

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211 ~~(2)-(6)~~ "Director" means the Director of the Division of  
212 Hotels and Restaurants of the Department of Business and  
213 Professional Regulation.

214 ~~(11)-(7)~~ "Single complex of buildings" means all buildings  
215 or structures that are owned, managed, controlled, or operated  
216 under one business name and are situated on the same tract or  
217 plot of land that is not separated by a public street or  
218 highway.

219 ~~(12)-(8)~~ "Temporary food service event" means any event of  
220 30 days or less in duration where food is prepared, served, or  
221 sold to the general public.

222 ~~(13)-(9)~~ "Theme park or entertainment complex" means a  
223 complex comprised of at least 25 contiguous acres owned and  
224 controlled by the same business entity and which contains  
225 permanent exhibitions and a variety of recreational activities  
226 and has a minimum of 1 million visitors annually.

227 ~~(14)-(10)~~ "Third-party provider" means, for purposes of s.  
228 509.049, any provider of an approved food safety training  
229 program that provides training or such a training program to a  
230 public food service establishment that is not under common  
231 ownership or control with the provider.

232 ~~(16)-(11)~~ "Transient establishment" means any public  
233 lodging establishment that is rented or leased to guests by an  
234 operator whose intention is that such guests' occupancy will be  
235 temporary.

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236        ~~(17)-(12)~~ "Transient occupancy" means occupancy when it is  
237 the intention of the parties that the occupancy will be  
238 temporary. There is a rebuttable presumption that, when the  
239 dwelling unit occupied is not the sole residence of the guest,  
240 the occupancy is transient.

241        ~~(15)-(13)~~ "Transient" means a guest in transient occupancy.

242        ~~(6)-(14)~~ "Nontransient establishment" means any public  
243 lodging establishment that is rented or leased to guests by an  
244 operator whose intention is that the dwelling unit occupied will  
245 be the sole residence of the guest.

246        ~~(7)-(15)~~ "Nontransient occupancy" means occupancy when it  
247 is the intention of the parties that the occupancy will not be  
248 temporary. There is a rebuttable presumption that, when the  
249 dwelling unit occupied is the sole residence of the guest, the  
250 occupancy is nontransient.

251        ~~(5)-(16)~~ "Nontransient" means a guest in nontransient  
252 occupancy.

253        Section 3. Paragraph (c) of subsection (3) and subsection  
254 (7) of section 509.032, Florida Statutes, are amended, and  
255 subsection (8) is added to that section, to read:

256        509.032 Duties.—

257        (3) SANITARY STANDARDS; EMERGENCIES; TEMPORARY FOOD  
258 SERVICE EVENTS.—The division shall:

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259 (c) Administer a public notification process for temporary  
260 food service events and distribute educational materials that  
261 address safe food storage, preparation, and service procedures.

262 1. Sponsors of temporary food service events shall notify  
263 the division not less than 3 days before the scheduled event of  
264 the type of food service proposed, the time and location of the  
265 event, a complete list of food service vendors participating in  
266 the event, the number of individual food service facilities each  
267 vendor will operate at the event, and the identification number  
268 of each food service vendor's current license as a public food  
269 service establishment or temporary food service event licensee.  
270 Notification may be completed orally, by telephone, in person,  
271 or in writing. A public food service establishment or food  
272 service vendor may not use this notification process to  
273 circumvent the license requirements of this chapter.

274 2. The division shall keep a record of all notifications  
275 received for proposed temporary food service events and shall  
276 provide appropriate educational materials to the event sponsors  
277 and notify the event sponsors of the availability of the food-  
278 recovery brochure developed under s. 595.420.

279 3.a. Unless excluded under s. 509.013(9)(b) ~~s.~~  
280 ~~509.013(5)(b)~~, a public food service establishment or other food  
281 service vendor must obtain one of the following classes of  
282 license from the division: an individual license, for a fee of  
283 no more than \$105, for each temporary food service event in

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284 which it participates; or an annual license, for a fee of no  
285 more than \$1,000, which ~~that~~ entitles the licensee to  
286 participate in an unlimited number of food service events during  
287 the license period. The division shall establish license fees,  
288 by rule, and may limit the number of food service facilities a  
289 licensee may operate at a particular temporary food service  
290 event under a single license.

291 b. Public food service establishments holding current  
292 licenses from the division may operate under the regulations of  
293 such a license at temporary food service events.

294 (7) PREEMPTION AUTHORITY.—

295 (a) The regulation of public lodging establishments and  
296 public food service establishments, including, but not limited  
297 to, sanitation standards, licensing, inspections, training and  
298 testing of personnel, and matters related to the nutritional  
299 content and marketing of foods offered in such establishments,  
300 is preempted to the state. This paragraph does not preempt the  
301 authority of a local government or local enforcement district to  
302 conduct inspections of public lodging and public food service  
303 establishments for compliance with the Florida Building Code and  
304 the Florida Fire Prevention Code, pursuant to ss. 553.80 and  
305 633.206.

306 (b) A local law, ordinance, or regulation may not prohibit  
307 vacation rentals or regulate the duration or frequency of rental  
308 of vacation rentals. This paragraph and subsection (8) do ~~does~~

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309 not apply to any local law, ordinance, or regulation adopted on  
310 or before June 1, 2011, including such a law, ordinance, or  
311 regulation that is amended to be less restrictive or to comply  
312 with the local registration requirements provided in subsection  
313 (8), or when a law, ordinance, or regulation adopted after June  
314 1, 2011, regulates vacation rentals, if such law, ordinance, or  
315 regulation is less restrictive than a law, ordinance, or  
316 regulation that was in effect on June 1, 2011.

317 (c) Paragraph (b) and subsection (8) do ~~does~~ not apply to  
318 any local law, ordinance, or regulation exclusively relating to  
319 property valuation as a criterion for vacation rental if the  
320 local law, ordinance, or regulation is required to be approved  
321 by the state land planning agency pursuant to an area of  
322 critical state concern designation.

323 (d) Subsection (8) does not apply to any county law,  
324 ordinance, or regulation initially adopted on or before January  
325 1, 2016, that established county registration requirements for  
326 rental of vacation rentals, and any amendments thereto adopted  
327 before January 1, 2024. Such county law, ordinance, or  
328 regulation may not be amended or altered except to be less  
329 restrictive or to adopt registration requirements as provided in  
330 subsection (8).

331 (e) The regulation of advertising platforms is preempted  
332 to the state.

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333       (8) LOCAL REGISTRATION OF VACATION RENTALS; SUSPENSION;  
334 REVOCATIONS; FINES.—Notwithstanding paragraph (7)(a), a local  
335 law, ordinance, or regulation may require the registration of  
336 vacation rentals with a local vacation rental registration  
337 program. Local governments may implement a vacation rental  
338 registration program pursuant to this subsection and may impose  
339 a fine for failure to register under the local program. A local  
340 government must prepare a business impact estimate in accordance  
341 with s. 125.66(3) or s. 166.041(4), as applicable, before  
342 implementing a vacation rental registration program.

343       (a) A local government may charge a reasonable fee per  
344 unit for processing a registration application. A local law,  
345 ordinance, or regulation may require annual renewal of a  
346 registration and may charge a reasonable renewal fee per unit  
347 for processing of a registration renewal. However, if there is a  
348 change of ownership, the new owner may be required to submit a  
349 new application for registration. Subsequent to the registration  
350 of a vacation rental, a local government may charge a reasonable  
351 fee to inspect a vacation rental after registration for  
352 compliance with the Florida Building Code and the Florida Fire  
353 Prevention Code, described in ss. 553.80 and 633.206,  
354 respectively.

355       (b) As a condition of registration or renewal of a  
356 vacation rental, a local law, ordinance, or regulation  
357 establishing a local vacation rental registration program may

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- 358 only require the operator of a vacation rental to do the  
359 following:
- 360 1. Submit identifying information about the owner and the  
361 operator, if applicable, and the subject vacation rental  
362 premises.
  - 363 2. Provide proof of a license with the unique identifier  
364 issued by the division to operate as a vacation rental.
  - 365 3. Obtain all required tax registrations, receipts, or  
366 certificates issued by the Department of Revenue, a county, or a  
367 municipality.
  - 368 4. Update required information as necessary to ensure it  
369 is current.
  - 370 5. Pay in full all recorded municipal or county code liens  
371 against the subject vacation rental premises.
  - 372 6. Designate and maintain at all times a responsible party  
373 who is capable of responding to complaints or emergencies  
374 related to the vacation rental, including being available by  
375 telephone at a provided contact telephone number 24 hours a day,  
376 7 days a week, and receiving legal notice of violations on  
377 behalf of the vacation rental operator.
  - 378 7. State and comply with the maximum overnight occupancy  
379 of the vacation rental which does not exceed either two persons  
380 per bedroom, plus an additional two persons in one common area;  
381 or more than two persons per bedroom if there is at least 50

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382 square feet per person, plus an additional two persons in one  
383 common area, whichever is greater.

384 (c) Within 15 business days after receiving an application  
385 for registration of a vacation rental, a local government shall  
386 review the application for completeness and accept the  
387 registration of the vacation rental or issue a written notice of  
388 denial.

389 1. The vacation rental operator and the local government  
390 may agree to a reasonable request to extend the timeframes  
391 provided in this paragraph, particularly in the event of a force  
392 majeure or other extraordinary circumstance.

393 2. If a local government fails to accept or deny the  
394 registration within the timeframes provided in this paragraph,  
395 the application is deemed accepted.

396 (d) If a local government denies a registration of a  
397 vacation rental, the local government must give written notice  
398 to the applicant. Such notice may be provided by United States  
399 mail or electronically. The notice must specify with  
400 particularity the factual reasons for the denial and include a  
401 citation to the applicable portions of the ordinance, rule,  
402 statute, or other legal authority for the denial of the  
403 registration. A local government may not prohibit an applicant  
404 from reapplying if the applicant cures the identified  
405 deficiencies.

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406 (e)1. Upon acceptance of a vacation rental registration, a  
407 local government shall assign a unique registration number to  
408 the vacation rental unit and provide the registration number or  
409 other indicia of registration to the vacation rental operator in  
410 writing or electronically.

411 2. A local government shall, within 5 days after  
412 acceptance of a vacation rental registration, provide the  
413 registration number to the division.

414 (f)1. A local government may fine a vacation rental  
415 operator up to \$500 if he or she:

416 a. Fails to continue to meet the registration requirements  
417 in paragraph (b); or

418 b. Is operating a vacation rental without registering it  
419 with the local government as a vacation rental.

420 2. Before issuing a fine for a violation of subparagraphs  
421 (b)1.-6., the local government shall issue written notice of  
422 such violation and provide a vacation rental operator 15 days to  
423 cure the violation. If the vacation rental operator has not  
424 cured the violation within the 15 days, the local government may  
425 issue a fine.

426 (g) A certified copy of an order imposing a fine may be  
427 recorded in the public records and thereafter constitutes a lien  
428 against the real property on which the violation occurred. Upon  
429 petition to the circuit court, such order is enforceable in the  
430 same manner as a court judgment by the sheriffs of this state,

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431 including execution and levy against the personal property of  
432 the violator, but such order may not be deemed to be a court  
433 judgment except for enforcement purposes. A fine imposed  
434 pursuant to this subsection will continue to accrue until the  
435 violator comes into compliance or until judgment is rendered in  
436 a suit filed pursuant to this section, whichever occurs first. A  
437 lien arising from a fine imposed pursuant to this subsection  
438 runs in favor of the local government, and the local government  
439 shall execute a satisfaction or release of lien upon full  
440 payment. If such lien remains unpaid 3 months or more after the  
441 filing of the lien, the local government may foreclose on the  
442 lien against the real property on which the violation occurred  
443 or sue to recover a money judgment for the amount of the lien,  
444 plus accrued interest. A lien created pursuant to this part may  
445 not be foreclosed on real property that is a homestead under s.  
446 4, Art. X of the State Constitution. The money judgment  
447 provisions of this section do not apply to real property or  
448 personal property that is covered under s. 4(a), Art. X of the  
449 State Constitution.

450 (h)1. If a code violation related to the vacation rental  
451 is found by the code enforcement board or special magistrate to  
452 be a material violation of a local law, ordinance, or regulation  
453 that does not solely apply to vacation rentals, and the  
454 violation is directly related to the vacation rental premises,

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455 the local government must issue a written notice of such  
456 violation.

457 2. If a code violation related to the vacation rental is  
458 found to be a material violation of a local law, ordinance, or  
459 regulation as described in subparagraph 1., the code enforcement  
460 board or special magistrate must make a recommendation to the  
461 local government as to whether a vacation rental registration  
462 should be suspended.

463 3. The code enforcement board or special magistrate must  
464 recommend the suspension of the vacation rental registration if  
465 there are:

466 a. One or more violations on 5 separate days during a 60-  
467 day period;

468 b. One or more violations on 5 separate days during a 30-  
469 day period; or

470 c. One or more violations after two prior suspensions of  
471 the vacation rental registration.

472 4. If the code enforcement board or special magistrate  
473 recommends suspension of a vacation rental registration, a local  
474 government may suspend such registration for a period of:

475 a. Up to 30 days for one or more violations on 5 separate  
476 days during a 60-day period;

477 b. Up to 60 days for one or more violations on 5 separate  
478 days during a 30-day period; or

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479 c. Up to 90 days for one or more violations after two  
480 prior suspensions of a vacation rental registration.

481 5. A local government may not suspend a vacation rental  
482 registration for violations of a local law, ordinance, or  
483 regulation which are not directly related to the vacation rental  
484 premises.

485 6. A local government shall provide notice of the  
486 suspension of a vacation rental registration to the vacation  
487 rental operator and the division within 5 days after the  
488 suspension. The notice must include the start date of the  
489 suspension, which must be at least 21 days after the suspension  
490 notice is sent to the vacation rental operator and the division.

491 Effective January 1, 2026, a local government shall use the  
492 vacation rental information system described in s. 509.244 to  
493 provide notice of the suspension of a vacation rental  
494 registration to the division.

495 (i)1. A local government may revoke or refuse to renew a  
496 vacation rental registration if:

497 a. A vacation rental registration has been suspended three  
498 times pursuant to paragraph (h);

499 b. There is an unsatisfied, recorded municipal lien or  
500 county lien on the real property of the vacation rental.

501 However, the local government shall allow the vacation rental  
502 operator at least 60 days before the revocation of a

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503 registration to satisfy the recorded municipal lien or county  
504 lien; or

505 c. The vacation rental premises and its owner are the  
506 subject of a final order or judgment by a court of competent  
507 jurisdiction lawfully directing the termination of the premises'  
508 use as a vacation rental.

509 2. A local government shall provide notice within 5 days  
510 after the revocation of, or refusal to renew, a vacation rental  
511 registration to the vacation rental operator and the division.  
512 The notice must include the date of revocation or nonrenewal,  
513 which must be at least 21 days after the date such notice is  
514 sent to the vacation rental operator and the division. Effective  
515 January 1, 2026, a local government shall use the vacation  
516 rental information system described in s. 509.244 to provide  
517 notice of the revocation of or refusal to renew a vacation  
518 rental registration to the division.

519 (j) A vacation rental operator may appeal a denial,  
520 suspension, or revocation of a vacation rental registration, or  
521 a refusal to renew such registration, to the circuit court. An  
522 appeal must be filed within 30 days after the issuance of the  
523 denial, suspension, or revocation of, or refusal to renew, the  
524 vacation rental registration. The court may assess and award  
525 reasonable attorney fees and costs and damages to the prevailing  
526 party.

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528 This subsection does not prohibit a local government from  
529 establishing a local law, ordinance, or regulation if it is  
530 uniformly applied without regard to whether the residential  
531 property is used as a vacation rental.

532 Section 4. Effective January 1, 2025, subsections (2) and  
533 (3) of section 509.241, Florida Statutes, are amended, and  
534 subsection (5) is added to that section, to read:

535 509.241 Licenses required; exceptions; division online  
536 accounts and transactions.—

537 (2) APPLICATION FOR LICENSE.—Each person who plans to open  
538 a public lodging establishment or a public food service  
539 establishment shall apply for and receive a license from the  
540 division before ~~prior to~~ the commencement of operation. A  
541 condominium association, as defined in s. 718.103, which does  
542 not own any units classified as vacation rentals or timeshare  
543 projects under s. 509.242(1)(c) or (g) is not required to apply  
544 for or receive a public lodging establishment license. Upon  
545 receiving an application for a vacation rental license, the  
546 division may grant a temporary license that authorizes the  
547 vacation rental to begin operation while the application is  
548 pending. The temporary license becomes permanent upon final  
549 agency action regarding the license application that grants the  
550 vacation rental license.

551 (3) DISPLAY OF LICENSE.—~~A~~ Any license issued by the  
552 division must ~~shall~~ be conspicuously displayed to the public

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553 inside in the office or lobby of the licensed establishment.  
554 Public food service establishments that which offer catering  
555 services must shall display their license number on all  
556 advertising for catering services. The vacation rental's local  
557 registration number must, if applicable, be conspicuously  
558 displayed inside the vacation rental inside the unit in a  
559 visible location.

560 (5) UNIQUE IDENTIFIER.—The division shall assign a unique  
561 identifier on each vacation rental license which identifies each  
562 individual vacation rental dwelling or unit.

563 Section 5. Effective January 1, 2025, section 509.243,  
564 Florida Statutes, is created to read:

565 509.243 Advertising platforms.—

566 (1) An advertising platform shall require that a person  
567 who places an advertisement or a listing of a vacation rental  
568 which offers it for rent do all of the following:

569 (a) Include in the advertisement or listing the vacation  
570 rental license number with the associated unique identifier and,  
571 if applicable, the local registration number.

572 (b) Attest to the best of the person's knowledge that the  
573 vacation rental's license with the associated unique identifier  
574 and, if applicable, its local registration are current and valid  
575 and that all related information is accurately stated in the  
576 advertisement.

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577       (2) An advertising platform shall display the vacation  
578 rental license number with the associated unique identifier,  
579 and, if applicable, the local registration number.

580       (3) Effective January 1, 2026, an advertising platform:

581       (a) Shall remove from public view an advertisement or a  
582 listing from its online application, software, website, or  
583 system within 15 business days after notification that a  
584 vacation rental license, or if applicable, a local registration:

585           1. Has been suspended, revoked, or not renewed; or

586           2. Fails to display a valid vacation rental license number  
587 with the associated unique identifier or, if applicable, a local  
588 registration number.

589       (b) Shall provide to the division on a quarterly basis, in  
590 a manner compatible with the vacation rental information system  
591 described in s. 509.244, a list of all vacation rentals located  
592 in this state which are advertised on its platform. The list  
593 must include the following information:

594           1. The uniform resource locator for the Internet address  
595 of the vacation rental advertisement; and

596           2. The vacation rental license number with the associated  
597 unique identifier, and, if applicable, the local registration  
598 number.

599       (4) If a guest uses a payment system on or through an  
600 advertising platform to pay for the rental of a vacation rental  
601 located in this state, the advertising platform, or the

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602 operator, as defined in s. 509.013, listing a vacation rental  
603 with an advertising platform, must collect and remit all taxes  
604 due under ss. 125.0104, 125.0108, 205.044, 212.03, 212.0305, and  
605 212.055 related to the rental as provided in s. 212.03(2)(b).

606 (5) If the division has probable cause to believe that a  
607 person not licensed by the division has violated this chapter or  
608 any rule adopted pursuant thereto, the division may issue and  
609 deliver to such person a notice to cease and desist from the  
610 violation. The issuance of a notice to cease and desist does not  
611 constitute agency action for which a hearing under s. 120.569 or  
612 s. 120.57 may be sought. For the purpose of enforcing a cease  
613 and desist notice, the division may file a proceeding in the  
614 name of the state seeking the issuance of an injunction or a  
615 writ of mandamus against any person who violates any provision  
616 of the notice. If the division is required to seek enforcement  
617 of the notice for a penalty pursuant to s. 120.69, it is  
618 entitled to collect attorney fees and costs, together with any  
619 cost of collection.

620 (6) The division may fine an advertising platform an  
621 amount not to exceed \$1,000 per offense for each violation of  
622 this section or of division rule. For the purposes of this  
623 subsection, the division may regard as a separate offense each  
624 day or portion of a day in which an advertising platform is  
625 operated in violation of this section or rules of the division.  
626 The division shall issue to the advertising platform a written

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627 notice of any violation and provide it 15 days to cure the  
628 violation before commencing any legal proceeding under  
629 subsection (5).

630 (7) An advertising platform shall adopt an  
631 antidiscrimination policy to help prevent discrimination by its  
632 users and shall inform all users that it is illegal to refuse  
633 accommodation to an individual based on race, creed, color, sex,  
634 pregnancy, physical disability, or national origin, as provided  
635 in s. 509.092.

636 (8) This section does not create a private cause of action  
637 against advertising platforms. An advertising platform may not  
638 be held liable for any action that it takes voluntarily and in  
639 good faith in relation to its users in compliance with this  
640 chapter or the advertising platform's terms of service.

641 Section 6. Section 509.244, Florida Statutes, is created  
642 to read:

643 509.244 Vacation rental information system.—

644 (1) As used in this section, the term "application program  
645 interface" means a predefined protocol for reading or writing  
646 data across a network using a file system or a database.

647 (2) By July 1, 2025, the division shall create and  
648 maintain a vacation rental information system readily accessible  
649 through an application program interface. At a minimum, the  
650 system must do all of the following:

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651 (a) Facilitate prompt compliance with this chapter by a  
652 licensee or an advertising platform.

653 (b) Allow advertising platforms to search by vacation  
654 rental license number with the associated unique identifier,  
655 applicable local registration number, and a listing status field  
656 that indicates whether the premises is compliant with applicable  
657 license and registration requirements to allow a platform to  
658 determine whether it may advertise the vacation rental.

659 (c) Allow local government users to notify the division of  
660 a revocation or failure to renew, or the period of suspension  
661 of, a local registration, if applicable.

662 (d) Provide a system interface to allow local governments  
663 and advertising platforms to verify the status of a vacation  
664 rental license and a local registration of a vacation rental, if  
665 applicable.

666 (e) Allow a registered user to subscribe to receive  
667 automated notifications of changes to the license and  
668 registration status of a vacation rental, including any license  
669 revocation, local registration revocation, period of suspension  
670 imposed by the division or local government, or failure to renew  
671 a license or local registration.

672 Section 7. Subsection (11) is added to section 509.261,  
673 Florida Statutes, to read:

674 509.261 Revocation or suspension of licenses; fines;  
675 procedure.—

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676       (11) (a) The division may revoke, refuse to issue or renew,  
677 or suspend for a period of not more than 30 days or the period  
678 of suspension as provided in s. 509.032(8) a license of a  
679 vacation rental for any of the following reasons:

680       1. Operation of the subject premises violates the terms of  
681 an applicable lease or property restriction, including any  
682 property restriction adopted pursuant to chapter 718, chapter  
683 719, or chapter 720, as determined by a final order of a court  
684 of competent jurisdiction or a written decision by an arbitrator  
685 authorized to arbitrate a dispute relating to the subject  
686 premises and a lease or property restriction.

687       2. Local registration of the vacation rental is suspended  
688 or revoked by a local government as provided in s. 509.032(8).

689       3. The vacation rental premises and its owner are the  
690 subject of a final order or judgment lawfully directing the  
691 termination of the premises' use as a vacation rental.

692       (b) The division must specify the license number with the  
693 associated unique identifier of the vacation rental dwelling or  
694 unit which has been revoked, not renewed, or suspended and input  
695 such status in the vacation rental information system described  
696 in s. 509.244.

697       (c) If the division suspends a license for the reason  
698 specified in subparagraph (a)2., the suspension must run  
699 concurrently with the local registration suspension.

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700 Section 8. Subsection (12) of section 159.27, Florida  
701 Statutes, is amended to read:

702 159.27 Definitions.—The following words and terms, unless  
703 the context clearly indicates a different meaning, shall have  
704 the following meanings:

705 (12) "Public lodging or restaurant facility" means  
706 property used for any public lodging establishment as defined in  
707 s. 509.242 or public food service establishment as defined in s.  
708 509.013 ~~s. 509.013(5)~~ if it is part of the complex of, or  
709 necessary to, another facility qualifying under this part.

710 Section 9. Paragraph (jj) of subsection (7) of section  
711 212.08, Florida Statutes, is amended to read:

712 212.08 Sales, rental, use, consumption, distribution, and  
713 storage tax; specified exemptions.—The sale at retail, the  
714 rental, the use, the consumption, the distribution, and the  
715 storage to be used or consumed in this state of the following  
716 are hereby specifically exempt from the tax imposed by this  
717 chapter.

718 (7) MISCELLANEOUS EXEMPTIONS.—Exemptions provided to any  
719 entity by this chapter do not inure to any transaction that is  
720 otherwise taxable under this chapter when payment is made by a  
721 representative or employee of the entity by any means,  
722 including, but not limited to, cash, check, or credit card, even  
723 when that representative or employee is subsequently reimbursed  
724 by the entity. In addition, exemptions provided to any entity by

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725 | this subsection do not inure to any transaction that is  
726 | otherwise taxable under this chapter unless the entity has  
727 | obtained a sales tax exemption certificate from the department  
728 | or the entity obtains or provides other documentation as  
729 | required by the department. Eligible purchases or leases made  
730 | with such a certificate must be in strict compliance with this  
731 | subsection and departmental rules, and any person who makes an  
732 | exempt purchase with a certificate that is not in strict  
733 | compliance with this subsection and the rules is liable for and  
734 | shall pay the tax. The department may adopt rules to administer  
735 | this subsection.

736 |       (jj) *Complimentary meals*.—Also exempt from the tax imposed  
737 | by this chapter are food or drinks that are furnished as part of  
738 | a packaged room rate by any person offering for rent or lease  
739 | any transient public lodging establishments ~~living~~  
740 | ~~accommodations~~ as described in s. 509.013(10)(a) ~~s.~~  
741 | ~~509.013(4)(a)~~ which are licensed under part I of chapter 509 and  
742 | which are subject to the tax under s. 212.03, if a separate  
743 | charge or specific amount for the food or drinks is not shown.  
744 | Such food or drinks are considered to be sold at retail as part  
745 | of the total charge for the transient living accommodations.  
746 | Moreover, the person offering the accommodations is not  
747 | considered to be the consumer of items purchased in furnishing  
748 | such food or drinks and may purchase those items under  
749 | conditions of a sale for resale.

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750 Section 10. Paragraph (b) of subsection (4) of section  
751 316.1955, Florida Statutes, is amended to read:

752 316.1955 Enforcement of parking requirements for persons  
753 who have disabilities.—

754 (4)

755 (b) Notwithstanding paragraph (a), a theme park or an  
756 entertainment complex as defined in s. 509.013 ~~s. 509.013(9)~~  
757 which provides parking in designated areas for persons who have  
758 disabilities may allow any vehicle that is transporting a person  
759 who has a disability to remain parked in a space reserved for  
760 persons who have disabilities throughout the period the theme  
761 park is open to the public for that day.

762 Section 11. Subsection (5) of section 404.056, Florida  
763 Statutes, is amended to read:

764 404.056 Environmental radiation standards and projects;  
765 certification of persons performing measurement or mitigation  
766 services; mandatory testing; notification on real estate  
767 documents; rules.—

768 (5) NOTIFICATION ON REAL ESTATE DOCUMENTS.—Notification  
769 shall be provided on at least one document, form, or application  
770 executed at the time of, or before ~~prior to~~, contract for sale  
771 and purchase of any building or execution of a rental agreement  
772 for any building. Such notification must ~~shall~~ contain the  
773 following language:

774

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775 "RADON GAS: Radon is a naturally occurring radioactive gas  
776 that, when it has accumulated in a building in sufficient  
777 quantities, may present health risks to persons who are exposed  
778 to it over time. Levels of radon that exceed federal and state  
779 guidelines have been found in buildings in Florida. Additional  
780 information regarding radon and radon testing may be obtained  
781 from your county health department."  
782

783 The requirements of this subsection do not apply to any  
784 residential transient occupancy, as described in s. 509.013 ~~s.~~  
785 ~~509.013(12)~~, provided that such occupancy is 45 days or less in  
786 duration.

787 Section 12. Subsection (6) of section 477.0135, Florida  
788 Statutes, is amended to read:

789 477.0135 Exemptions.—

790 (6) A license is not required of any individual providing  
791 makeup or special effects services in a theme park or  
792 entertainment complex to an actor, stunt person, musician,  
793 extra, or other talent, or providing makeup or special effects  
794 services to the general public. The term "theme park or  
795 entertainment complex" has the same meaning as in s. 509.013 ~~s.~~  
796 ~~509.013(9)~~.

797 Section 13. Paragraph (b) of subsection (2) of section  
798 509.221, Florida Statutes, is amended to read:

799 509.221 Sanitary regulations.—

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800 (2)  
801 (b) Within a theme park or entertainment complex as  
802 defined in s. 509.013 ~~s. 509.013(9)~~, the bathrooms are not  
803 required to be in the same building as the public food service  
804 establishment, so long as they are reasonably accessible.

805 Section 14. Paragraph (b) of subsection (5) of section  
806 553.5041, Florida Statutes, is amended to read:

807 553.5041 Parking spaces for persons who have  
808 disabilities.—

809 (5) Accessible perpendicular and diagonal accessible  
810 parking spaces and loading zones must be designed and located to  
811 conform to ss. 502 and 503 of the standards.

812 (b) If there are multiple entrances or multiple retail  
813 stores, the parking spaces must be dispersed to provide parking  
814 at the nearest accessible entrance. If a theme park or an  
815 entertainment complex as defined in s. 509.013 ~~s. 509.013(9)~~  
816 provides parking in several lots or areas from which access to  
817 the theme park or entertainment complex is provided, a single  
818 lot or area may be designated for parking by persons who have  
819 disabilities, if the lot or area is located on the shortest  
820 accessible route to an accessible entrance to the theme park or  
821 entertainment complex or to transportation to such an accessible  
822 entrance.

823 Section 15. Paragraph (b) of subsection (5) of section  
824 559.955, Florida Statutes, is amended to read:

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825 559.955 Home-based businesses; local government  
826 restrictions.—

827 (5) The application of this section does not supersede:

828 (b) Local laws, ordinances, or regulations related to  
829 transient public lodging establishments, as defined in s.  
830 509.013(10)(a)2. which s. 509.013(4)(a)1., that are not  
831 otherwise preempted under chapter 509.

832 Section 16. Paragraph (d) of subsection (7) of section  
833 561.20, Florida Statutes, is amended to read:

834 561.20 Limitation upon number of licenses issued.—  
835 (7)

836 (d) Any corporation, partnership, or individual operating  
837 a club which owns or leases and which maintains any bona fide  
838 beach or cabana club consisting of beach facilities, swimming  
839 pool, locker rooms or bathroom facilities for at least 100  
840 persons, and a public food service establishment as defined in  
841 s. 509.013 s. 509.013(5)(a), comprising in all an area of at  
842 least 5,000 square feet located on a contiguous tract of land of  
843 in excess of 1 acre may be issued a license under s. 565.02(4).  
844 The failure of such club to maintain the facilities shall be a  
845 ground for revocation of the license.

846 Section 17. Subsection (2) of section 705.17, Florida  
847 Statutes, is amended to read:

848 705.17 Exceptions.—

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849 (2) Sections 705.1015-705.106 do not apply to any personal  
850 property lost or abandoned on premises located within a theme  
851 park or entertainment complex, as defined in s. 509.013 ~~s.~~  
852 ~~509.013(9)~~, or operated as a zoo, a museum, or an aquarium, or  
853 on the premises of a public food service establishment or a  
854 public lodging establishment licensed under part I of chapter  
855 509, if the owner or operator of such premises elects to comply  
856 with s. 705.185.

857 Section 18. Section 705.185, Florida Statutes, is amended  
858 to read:

859 705.185 Disposal of personal property lost or abandoned on  
860 the premises of certain facilities.—When any lost or abandoned  
861 personal property is found on premises located within a theme  
862 park or entertainment complex, as defined in s. 509.013 ~~s.~~  
863 ~~509.013(9)~~, or operated as a zoo, a museum, or an aquarium, or  
864 on the premises of a public food service establishment or a  
865 public lodging establishment licensed under part I of chapter  
866 509, if the owner or operator of such premises elects to comply  
867 with this section, any lost or abandoned property must be  
868 delivered to such owner or operator, who must take charge of the  
869 property and make a record of the date such property was found.  
870 If the property is not claimed by its owner within 30 days after  
871 it is found, or a longer period of time as may be deemed  
872 appropriate by the owner or operator of the premises, the owner  
873 or operator of the premises may not sell and must dispose of the

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874 property or donate it to a charitable institution that is exempt  
875 from federal income tax under s. 501(c)(3) of the Internal  
876 Revenue Code for sale or other disposal as the charitable  
877 institution deems appropriate. The rightful owner of the  
878 property may reclaim the property from the owner or operator of  
879 the premises at any time before the disposal or donation of the  
880 property in accordance with this section and the established  
881 policies and procedures of the owner or operator of the  
882 premises. A charitable institution that accepts an electronic  
883 device, as defined in s. 815.03(9), access to which is not  
884 secured by a password or other personal identification  
885 technology, shall make a reasonable effort to delete all  
886 personal data from the electronic device before its sale or  
887 disposal.

888 Section 19. Section 717.1355, Florida Statutes, is amended  
889 to read:

890 717.1355 Theme park and entertainment complex tickets.—  
891 This chapter does not apply to any tickets for admission to a  
892 theme park or entertainment complex as defined in s. 509.013 ~~s.~~  
893 ~~509.013(9)~~, or to any tickets to a permanent exhibition or  
894 recreational activity within such theme park or entertainment  
895 complex.

896 Section 20. Subsection (8) of section 877.24, Florida  
897 Statutes, is amended to read:

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898           877.24 Nonapplication of s. 877.22.—Section 877.22 does  
899 not apply to a minor who is:

900           (8) Attending an organized event held at and sponsored by  
901 a theme park or entertainment complex as defined in s. 509.013  
902 s. 509.013(9).

903           Section 21. The application of this act does not supersede  
904 any current or future declaration or declaration of condominium  
905 adopted pursuant to chapter 718, Florida Statutes; any  
906 cooperative document adopted pursuant to chapter 719, Florida  
907 Statutes; or any declaration or declaration of covenant adopted  
908 pursuant to chapter 720, Florida Statutes.

909           Section 22. (1) The Department of Revenue is authorized,  
910 and all conditions are deemed to be met, to adopt emergency  
911 rules pursuant to s. 120.54(4), Florida Statutes, for the  
912 purpose of implementing the amendments made by this act to s.  
913 212.03, Florida Statutes, including establishing procedures to  
914 facilitate the remittance of taxes.

915           (2) Notwithstanding any other law, emergency rules adopted  
916 pursuant to subsection (1) are effective for 6 months after  
917 adoption and may be renewed during the pendency of procedures to  
918 adopt permanent rules addressing the subject of the emergency  
919 rules.

920           (3) This section expires January 1, 2026.

921           Section 23. For the 2024-2025 fiscal year, the sums of  
922 \$327,170 in recurring funds and \$53,645 in nonrecurring funds

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923 from the Hotel and Restaurant Trust Fund, \$645,202 in recurring  
 924 funds from the Administrative Trust Fund, and \$3,295,884 in  
 925 nonrecurring funds from the General Revenue Fund are  
 926 appropriated to the Department of Business and Professional  
 927 Regulation, and nine full-time equivalent positions with a total  
 928 associated salary rate of 513,417 are authorized, for the  
 929 purposes of implementing this act.

930 Section 24. Except as otherwise expressly provided in this  
 931 act, this act shall take effect July 1, 2024.

932  
 933 -----

934 **T I T L E A M E N D M E N T**

935 Remove everything before the enacting clause and insert:

936 A bill to be entitled

937 An act relating to vacation rentals; amending s.  
 938 212.03, F.S.; requiring advertising platforms or  
 939 operators listing a vacation rental with an  
 940 advertising platform to collect and remit specified  
 941 taxes for certain vacation rental transactions;  
 942 reordering and amending s. 509.013, F.S.; defining the  
 943 term "advertising platform"; making technical changes;  
 944 amending s. 509.032, F.S.; adding licensing to the  
 945 regulated activities of public lodging establishments  
 946 and public food service establishments which are  
 947 preempted to the state; providing applicability;

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948 | revising an exception to the prohibition against  
949 | certain local regulation of vacation rentals;  
950 | providing applicability; preempting the regulation of  
951 | advertising platforms to the state; authorizing the  
952 | adoption of local laws, ordinances, or regulations  
953 | that require the registration of vacation rentals;  
954 | authorizing local governments to adopt vacation rental  
955 | registration programs and impose fines for failure to  
956 | register; requiring a local government to prepare a  
957 | business impact estimate under certain circumstances;  
958 | authorizing local governments to charge a reasonable  
959 | fee for processing registration applications;  
960 | authorizing local laws, ordinances, or regulations to  
961 | require annual renewal of a registration and to charge  
962 | a reasonable fee for such renewal; providing that a  
963 | change in ownership may require a new application for  
964 | registration; authorizing local governments to charge  
965 | a reasonable fee to inspect a vacation rental for a  
966 | specified purpose; specifying requirements and  
967 | procedures for, and limitations on, local vacation  
968 | rental registration programs; authorizing local  
969 | governments to fine vacation rental operators under  
970 | certain circumstances; specifying procedures related  
971 | to the imposition of fines; providing applicability  
972 | relating to certain money judgment provisions;

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973 requiring local governments to issue a written notice  
974 of violation under certain circumstances; requiring  
975 the code enforcement board or special magistrate to  
976 make certain recommendations under specified  
977 circumstances; authorizing local governments to  
978 suspend a vacation rental registration for specified  
979 periods of time; prohibiting local governments from  
980 suspending a vacation rental registration for  
981 violations that are not directly related to the  
982 vacation rental premises; requiring local governments  
983 to provide notice of registration suspension, within a  
984 specified timeframe, to vacation rental operators and  
985 the Division of Hotels and Restaurants of the  
986 Department of Business and Professional Regulation;  
987 providing requirements for such notice; requiring, by  
988 a certain date, local governments to use the vacation  
989 rental information system to provide such notice to  
990 the division; providing that local governments may  
991 revoke or refuse to renew a vacation rental  
992 registration under certain circumstances; requiring  
993 local governments to provide notice of revocation of  
994 or refusal to renew a vacation rental registration to  
995 vacation rental operators and the division within a  
996 specified timeframe; requiring, by a certain date,  
997 local governments to use the vacation rental

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998 information system to provide such notice to the  
999 division; providing that vacation rental operators may  
1000 appeal a denial, suspension, or revocation of, or a  
1001 refusal to renew, the registration of a vacation  
1002 rental; providing procedures for such appeal;  
1003 providing construction; amending s. 509.241, F.S.;  
1004 authorizing the division to issue temporary licenses  
1005 upon receipt of vacation rental license applications  
1006 while such applications are pending; providing for  
1007 permanency of such licenses upon final agency action;  
1008 requiring that a license issued by the division be  
1009 conspicuously displayed to the public inside the  
1010 licensed establishment; requiring that a vacation  
1011 rental's registration number, if applicable, be  
1012 conspicuously displayed inside the vacation rental in  
1013 a specified location; requiring the division to assign  
1014 a unique identifier on each vacation rental license  
1015 which identifies each individual vacation rental  
1016 dwelling or unit; creating s. 509.243, F.S.; requiring  
1017 advertising platforms to require that persons placing  
1018 advertisements or listings for vacation rentals  
1019 include certain information in the advertisements or  
1020 listings and attest to certain information; requiring  
1021 advertising platforms to display certain information;  
1022 requiring, as of a specified date, advertising

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1023 platforms to remove from public view an advertisement  
1024 or a listing under certain circumstances and provide  
1025 certain information to the division; requiring the  
1026 division, upon request, to share certain reports and  
1027 records with the Department of Revenue, local tax  
1028 authorities, and local governments; providing that  
1029 such records may be used for auditing and enforcement  
1030 purposes; requiring advertising platforms or operators  
1031 listing a vacation rental with an advertising platform  
1032 to collect and remit specified taxes for certain  
1033 transactions; authorizing the division to issue and  
1034 deliver a notice to cease and desist for certain  
1035 violations; providing that such notice does not  
1036 constitute agency action for which certain hearings  
1037 may be sought; authorizing the division to issue cease  
1038 and desist notices in certain circumstances; providing  
1039 that issuance of such notice does not constitute an  
1040 agency action; authorizing the division to file  
1041 certain proceedings for the purpose of enforcing a  
1042 cease and desist notice; authorizing the division to  
1043 collect attorney fees and costs under certain  
1044 circumstances; authorizing the division to impose a  
1045 fine on advertising platforms for certain violations;  
1046 requiring the division to issue written notice of  
1047 violations to advertising platforms before commencing

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1048 certain legal proceedings; requiring advertising  
1049 platforms to adopt an antidiscrimination policy and to  
1050 inform their users of the policy's provisions;  
1051 providing construction; creating s. 509.244, F.S.;  
1052 defining the term "application program interface";  
1053 requiring the division, by a specified date, to create  
1054 and maintain a certain vacation rental information  
1055 system; specifying requirements for the system;  
1056 amending s. 509.261, F.S.; authorizing the division to  
1057 revoke, refuse to issue or renew, or suspend vacation  
1058 rental licenses under certain circumstances; requiring  
1059 the division to specify the number of the license  
1060 number of the vacation rental dwelling or unit which  
1061 has been revoked, not renewed, or suspended; requiring  
1062 the division to input such status in the vacation  
1063 rental information system; requiring that the  
1064 division's vacation rental license suspension run  
1065 concurrently with a local vacation rental registration  
1066 suspension; amending ss. 159.27, 212.08, 316.1955,  
1067 404.056, 477.0135, 509.221, 553.5041, 559.955, 561.20,  
1068 705.17, 705.185, 717.1355, and 877.24, F.S.;  
1069 conforming cross-references; providing construction;  
1070 authorizing the Department of Revenue to adopt  
1071 emergency rules; providing requirements and an  
1072 expiration date for the emergency rules; providing for

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1073 | the expiration of such rulemaking authority; providing  
1074 | an appropriation; providing effective dates.

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