

The Florida Senate
HOUSE MESSAGE SUMMARY

Prepared By: The Professional Staff of the Committee on Regulated Industries

[2024s00280.hms.ri]

BILL: CS/SB 280
INTRODUCER: Senators DiCeglie and Mayfield
SUBJECT: Vacation Rentals
DATE: March 6, 2024

I. Amendments Contained in Message:

House Amendment – 814927 (body with title)

II. Summary of Amendments Contained in Message:

House Amendment – 814927 revises CS/SB 280 to:

- Provide for the payment of taxes by the operator listing a vacation rental with an advertising platform.
- “Grandfather” any county law, ordinance, or regulation initially adopted on or before January 1, 2016, that established county registration requirements for rental of vacation rentals, and any amendments thereto adopted before January 1, 2024. However, such county law, ordinance, or regulation may not be amended or altered except to be less restrictive or to adopt registration requirements as provided in the bill.
- Remove a provision allowing local governments to fine a vacation rental operator for failure to provide the division with the unique local registration number.
- Exempt maximum overnight occupancy requirements from the 15-day cure period before a vacation rental may be fined for violations of the registration requirements.
- Limit liens for unpaid fines to the real property where the violation occurred.
- Clarify that the temporary vacation rental license becomes permanent upon final agency action granting the vacation rental license.
- Delete the requirement for advertising platforms to verify the vacation rental license number with the unique identifier and local registration number, if applicable, before it publishes the advertisement.
- Delete the requirement that advertising platforms notify the Division of Hotels and Restaurants within 15 days after any advertisement or listing fails to display a valid license number and, if applicable, local registration number.
- Limit the information advertising platforms must report to the division each quarter to be the Internet address of the advertisement; and the vacation rental license number and, if applicable, the local registration number.