



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.