



Owner-Occupied Short-term Rental Affidavit of Compliance

Before me, the undersigned authority personally appeared _____ who, after being duly sworn, says they personally knows the facts and requirements stated herein.

On the date this affidavit is signed, I am the record title Owner of the owner occupied short-term rental of the residence located at _____, Plantation Florida (the "Property").

On _____, I submitted an application for the registration of a residence as an owner occupied short-term rental and request for a Short-Term Rental Certificate of Compliance to the City of Plantation.

I hereby certify that the Owner Occupied Short-Term Rental is in compliance with the provision of Chapter 14, Article V of the City of Plantation Code of Ordinances, that I have read and fully understood the City of Plantation's Ordinance No. 2576 and other applicable local, state, and federal laws, regulations, and standards to include, but not be limited to Chapter 509, Florida Statutes, and Rules, Chapter 61C and 69A, Florida Administrative Code, and will continue to operate within those guidelines including but not limited to the following:

By checking this box, I hereby certify that I am utilizing a third party vender (e.g. Airbnb, VRBO, Home Away, or similar) to remit tourist development taxes (or other applicable Sales and Tourist Taxes) required by law to be remitted to Broward County in lieu of registering with Broward County. I have provided the City with a copy of my third party vendor's certificate of registration with the Florida Department of Revenue and evidence of their current and active account with the Broward County Tax Collector.

Owner Occupied Short-Term Rental Compliance Requirements & Standards

Licensing Obtain and maintain City of Plantation Business Tax Receipt and Short-Term Rental Certificate of Compliance.

Property Owner/Responsible Party Be available by landline or mobile telephone 24-hours a day, seven (7) days a week to respond to police, fire or other emergency personnel requests. Otherwise, response to contact by the city's regulatory personnel shall be required only Monday through Saturday, 9:00 a.m. to 6:00 p.m. Failure of the owner occupied short-term rental, as applicable, to fulfill this duty, shall be a violation of the Short-Term Rental Ordinance. To keep available a list of all guests, which shall be made available for inspection by authorized personnel of the City at all times upon request. To conduct on-site inspection of the short-term rental at the end of each rental period to ensure continued compliance with requirements of Code of the City of Plantation.

Sexual Offenders For owner occupied short-term rentals within a protected zone (within two thousand five hundred (2,500) feet of any Public or Private School, Child Care Facility, library, Park, or Playground) it shall be unlawful for an owner occupied short-term rental owner to allow any person who is an Offender as defined in Section 17-35 of the Plantation Code of ordinances to occupy the short-term rental contrary to the provisions of Article III, Chapter 17 of the Plantation Code of Ordinances. Owner shall determine, prior to submission of an application for owner occupied short-term rental permit whether the short-term rental is located within a protected zone in which it is unlawful for sexual offenders or predators to establish residence.

Parking All vehicles associated with the owner-occupied short-term rental must be parked within a driveway located on the subject property and in compliance with the Code of Ordinances of the City of Plantation. Vehicles are not permitted to park in the swale or on the street.

Notice to Guest Inform all guests, in writing, prior to occupancy of the property of applicable City of Plantation ordinances concerning noise, vehicle parking, and garbage with a written summary of the applicable City of Plantation ordinances printed in the English language. The summary shall include citations to the applicable City of Plantation ordinances and copies of the complete written text. In addition, inform all guests that they are to abide by all applicable state and local public nuisance laws and ordinances including, but not limited to, Sections 823.05 and 823.10. Florida Statutes.

Fees Fees are non-refundable.

Advertising Any advertising of the owner occupied short-term rental unit shall conform to the information included in the Short-Term Rental Certificate of Compliance and the property's approval. A statement stating, "It is unlawful to allow for a sexual offender or sexual predator to occupy this residence when located within applicable protected zones."

Modification of Vacation Rental Registration An amendment of a vacation rental registration shall be required in the event there is a change in ownership of the owner-occupied short-term vacation rental.

Notification to Homeowner/Condominium Association Before operating an owner-occupied short-term rental, the short-term rental owner shall submit a written notice to a mandatory homeowner's association or condominium/cooperative association or board, if any, notifying them that the subject property or unit will be used as an owner-occupied short-term rental. The notice shall be sent certified mail return receipt requested, and a copy of the green receipt signed by addressee indicating receipt of such notice.

City of Plantation Business Tax Receipt Before operating an owner-occupied short-term rental, the short-term rental owner shall obtain a business tax receipt (BTR) for operation of a short-term rental. A City of Plantation BTR can be obtained from the City of Plantation City Clerk's Office.

Sexual Offenders and Predators Prohibited For owner occupied short-term rentals within a protected zone (within two thousand five hundred (2,500) feet of any Public or Private School, Child Care Facility, library, Park, or Playground) it shall be unlawful for an owner occupied short-term rental owner to allow any person who is an Offender as defined in Section 17-35 of the Plantation Code of ordinances to occupy the short-term rental contrary to the provisions of Article III, Chapter 17 of the Plantation Code of Ordinances. Owner or Responsible Party shall determine, prior to submission of an application for owner occupied short-term rental permit whether the short-term rental is located within a protected zone in which it is unlawful for sexual offenders or predators to establish residence.

Off-Street Parking Standard The maximum number of vehicles that will be allowed to park at a owner-occupied short-term rental shall not exceed the number of off-street parking spaces located at the short-term rental.

Swimming Pool Safety Features If there is a swimming pool on-site, the owner-occupied short-term rental owner shall ensure that the swimming pool has in place at least one (1) of the pool safety features listed in Section 515.27, Florida Statutes, (i.e. pool safety barrier, pool safety cover, pool alarm, or door/latch alarm) prior to use of the property as a short-term rental by any person under the age of six (6). This shall not apply to a short-term rental with a swimming pool onsite, such as in a condominium.

Public Nuisance The Owner, Owner Agent, and all occupants shall abide by all applicable state and local public nuisance laws and ordinances including, but not limited to, Sections 823.05 and 823.10. Florida Statutes, which prohibit any place or premises from being used as the site for the unlawful sale or delivery of controlled substances, prostitution, youth and gang activities, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior that adversely affects the public, safety, morals, and welfare.

Noise The Owner, Owner Agent, and occupant shall abide by Chapter 16 of the Code of Ordinances of the City of Plantation, which prohibits unreasonably loud, excessive, unnecessary, or offensive sound. In addition, outdoor amplified sounds exceeding the City's sound standards shall not be permitted during the times specified by Ordinance.

Pursuant to Chapter 16, the sound from any activity or from any permissible use of property within a residential zoning district of the city, except sound caused by the operation of the motor of a motor vehicle or the operation of air-conditioning or air-handling equipment, shall be excessive, unnecessary or offensive if it exceeds the following sound levels:

- ◆ At no point on the boundary of, or within an area used, for single-family residential property may the following sound pressure levels be exceeded. Day: 55 dBA. Night: 50 dBA.
- ◆ At no point on the boundary of, or within an area used, for multi-family residential property may the following sound pressure levels be exceeded. Day: 60 dBA. Night: 55 dBA.

Note: Day refers to the time between 7:00 a.m. and 10:00 p.m. and night refers to the time between 10:00 p.m. and 7:00 a.m.

Other Pertinent Information

In addition to the City’s Short-Term Rental Ordinance standards and requirements, you should be apprised that the following State and County agencies also regulate short-term rental facilities. We encourage you to check with these agencies to determine if other registration and licenses are required before operating your owner occupied short-term rental property.

- ◆ Florida Department of Business and Professional Regulation
- ◆ Florida Department of Revenue
- ◆ Broward County

I hereby also acknowledge that the approval of this Certificate of Compliance shall in no way permit any activity contrary to the City of Plantation Code, or any activity that would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of this residence as a vacation rental is based on my representations to city staff. I further acknowledge that it is my responsibility, as property owner and/or local agent, to ensure that the conduct of this vacation rental is not contrary to any ordinance, code or restriction which may govern the property on which the vacation rental will be conducted, which property address is referenced above. I acknowledge that any misrepresentation made by me or by my agent in applying for this certificate may render the certificate invalid.

Property Owner (Print): * _____

Property Owner Signature: * _____

Date: _____

Local Agent (Printed Name): * _____

Local Agent Signature: * _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ (date) by _____ (name of personal acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

My commission number is:

Printed Name of Notary

(Notary Seal)