



Plantation  
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# City of Plantation Short-term Vacation Rental Information Packet



# Emergency Information



## Police

Welcome to the City of Plantation. During your stay, should you need to contact the Plantation Police Department, please find the City's non-emergency and emergency numbers below:

Non-Emergency..... 954-797-2100

**Emergency .....911**

## 9-1-1 Needs to Know Where You Are!

Know your Location! When dialing 9-1-1 it is important to know this piece of information more than anything else. No matter what is occurring, without a location we cannot send you help. There is a lot of technology in place to assist 9-1-1 centers in locating you; however, in a situation where seconds can save lives, having your location readily available can be the difference between seconds and minutes.

The following can help 9-1-1 Call Takers determine your location:

- ◆ Full address of location
- ◆ Cross streets or intersections
- ◆ Address number on a building or structure
- ◆ Names of landmarks, businesses, complexes, etc.
- ◆ Address of nearby location (across the street, next door, etc.)

## Hospitals

The City of Plantation has two hospitals located within the City limits. The names, phone numbers and addresses of these hospitals is provided below (see attached map for the locations of the hospitals).

**Plantation General Hospital** ..... 954-587-5010  
401 NW 42nd Ave, Plantation, FL 33317

**Westside Regional Medical Center** ..... 954-473-6600  
8201 W Broward Blvd, Plantation, FL 33324

# Emergency Evacuation Requirements



NOTICE: Pursuant to Section 14-248(4) of the Code of Ordinances of the City of Plantation, all occupants of a vacation rental shall be required to promptly evacuate from the vacation rental upon the posting of any evacuation order issued by the state or local authorities.

# Maximum Occupancy Standards



The maximum occupancy of a vacation rental shall be the lessor of (1) or (2) below:

- (1) The maximum number of occupants authorized to stay overnight at any vacation rental shall be limited to two (2) persons per bedroom; or
- (2) A total of eight (8) occupants per vacation rental, however, in the event there is more than one building or dwelling on one (1) platted lot, the maximum occupancy shall be capped at eight (8) occupants per lot or structure, whichever is less.

The maximum number of persons allowed to gather at or occupy a vacation rental shall not exceed three (3) times the maximum occupants authorized to stay overnight at that site, as shown on the registration for the vacation rental. Up to four (4) persons under thirteen (13) years of age are exempt from and shall not count toward the occupancy limits set in number one (1) above.

# Off-street Parking Regulations



The maximum number of vehicles that will be allowed to park at a vacation rental shall not exceed the number of off-street parking spaces located at the vacation rental. On-street parking shall be prohibited.

For your convenience, your vacation rental owner has posted and/or attached a sketch or picture showing the location that you are permitted to park.

# Garbage & Recycling Pick-Up



## Solid Waste Guidelines

All City of Plantation single-family and multi-family households with less than five units, with the exception of Plantation Acres, Maleleuca Isles, Lago Largo, and Hawks Landing, are required to use approved blue bags for the disposal of residential solid waste. Only Plantation Acres, Maleleuca Isles, Lago Largo and Hawks Landing are permitted to use rollout carts, provided by Waste Management, for the curbside collection of household garbage and recyclables.

Collection of solid waste is provided 2 times per week, with no service on Sunday or Christmas Day. Solid waste and recyclable materials must be placed curbside prior to 7:00 AM on collection day. Rollout carts need to be removed from curbside by midnight of collection day. On regular collection days, yard waste will be removed if tied in bundles not exceeding 6 feet and 50 lbs. Christmas trees are excluded from this bundling and weight limitation and will be collected by the contractor. Yard waste bundles need to be placed with your blue bags. Leaves and smaller yard waste will also be picked up on regular collection days if placed in approved clear bags. A blue bag needs to be tied to each clear bag.

## Recycling Guidelines

Recyclables need to be placed in approved clear recycling bags, or in approved rollout carts (for cart households) for curbside collection. All recyclable materials should be placed together in the same container. Recyclables should be clean and free of all food and residue before placing them in the recyclable bags/carts.

### Recyclable materials include:

- ◆ Plastic bottles (e.g. used for soda, milk, water, detergents, shampoos, etc.). Caps must be removed.
- ◆ Paper products (e.g. newspapers, newspaper inserts, junk mail, catalogs, office paper, soft covered books, folders, cereal boxes, etc.).
- ◆ Glass containers (except blue glass) used for food, beverage or other uses.
- ◆ Cardboard boxes that are flattened (e.g. used for storage or shipping). No pizza boxes.
- ◆ Aluminum, steel, and tin cans.

### Not Recyclable:

- ◆ Food scraps and household garbage.
- ◆ Pizza boxes and similar materials contaminated by food.
- ◆ Blue glass.
- ◆ Toys, cups, plastic bags and other miscellaneous plastics.
- ◆ Household hazardous waste, such as batteries, paint, or tires.
- ◆ Electronic materials.

## Recycling Guidelines (con't)

The City provides a location where residents may dispose of recyclables on their own, 24 hours per day, 7 days per week:

### **Drop Off Recycling Center**

Plantation Public Works  
750 NW 91st Avenue  
Plantation, FL 33324  
Tel: (954) 452-2535

## Horticultural Recycling Center (HRC)

Residents may dispose of natural foliage, such as tree branches, palm fronds, bushes, hedges and grass clippings at this location. We do not accept materials from commercial vehicles, since this is for residential purposes only. This is available for Plantation residents only, proof of residency will be required.

### **Location:**

Plantation Public Works  
750 NW 91st Avenue  
Plantation, FL 33324  
Tel: (954) 452-2535

### **Hours of operation are:**

Monday – Friday  
7:00 AM - 4:00 PM  
Closed on City holidays

### **LOAD FEES – cash only:**

Bags of leaves, grass clippings ..... Free  
Automobile..... \$ 5 minimum  
Pick-up Truck, Van or Trailer ..... \$10 minimum

*Note: HRC fees based on minimum, plus assessment based on volume of load.*



# Bulk & Yard Waste Collection – East of University Drive

Sunrise Lakes Phase III Inc. 2 Middle River LAKES 816

## Plantation Bulk & Yard Waste Collection Map

**Bulk Trash Collection**

**Single Family - Once monthly**

Bulk should be placed curbside on the day before collection, however, if necessary, bulk may be placed curbside as early as the Saturday before collection. Items placed curbside outside of the designated collection schedule will be subject to violation and will not be picked up.

Bulk trash includes large household trash that does not fit in rollout carts or bags. **No black bags will be collected with bulk.**

Acceptable bulk items include:

- Furniture, mattresses, white goods (washer, dryer, etc.), appliances, refrigerators (with front removed), carpets & padding, yard waste in clear bags, tree branches, & other yard waste.

For a detailed listing of acceptable items please visit [Plantation.org](http://Plantation.org) or Recycle Coach App.

Tie loose items such as carpeting, etc.. Place glass in a rigid container that can be lifted safely. Keep solid waste blue bags separate from bulk waste. Do not place bulk near mailboxes, power poles, under trees, etc., to allow for easy collection.

Bulk trash is limited to 15 cubic yards per pickup

To schedule a special bulk pickup contact Waste Management: (954) 974-7500.

**Multi-family Condominium Households**  
Two collections per year

Multi-family households with more than 4 units receive two bulk collections each year.

- Wednesday, March 4th, 2020
- Wednesday, September 9th, 2020

### East of University Drive

See map for your area's collection dates:

## Bulk Collection Calendar · January - December 2020

Please refer to the calendar below for your bulk collection. Your collection day of the week is shown on the map above.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1/6	1/7	1/8	1/9	1/10	1/11
2/3	2/4	2/5	2/6	2/7	2/8
3/2	3/3	3/4	3/5	3/6	3/7
4/6	4/7	4/8	4/9	4/10	4/11
5/4	5/5	5/6	5/7	5/8	5/9
6/1	6/2	6/3	6/4	6/5	6/6
7/6	7/7	7/8	7/9	7/10	7/11
8/3	8/4	8/5	8/6	8/7	8/8
9/7	9/8	9/9	9/10	9/11	9/12
10/5	10/6	10/7	10/8	10/9	10/10
11/2	11/3	11/4	11/5	11/6	11/7
12/7	12/8	12/9	12/10	12/11	12/12

### Household Hazardous Waste (HHW) & Electronics Recycling

Household Hazardous Waste (HHW) includes paint, batteries, tires and similar materials. Electronic Materials include computers, computer monitors, televisions, printers, scanners, and similar devices. Neither HHW nor Electronic Materials are collected as solid waste, recyclable, or bulk trash. The City offers four quarterly drop-off events, which allow residents to dispose of these materials. This is available for Plantation residents only; proof of residency will be required. HHW drop-off events at City of Plantation Public Works Compound, 750 NW 91st Avenue from 9:00am - 1:00pm. Dates: February 8, June 20, August 15 and November 21.

### Alternative Waste Disposal Site

Plantation residents can drop off HHW, Yard Waste, Bulk and Electronic Materials at the Wheelabrator South Facility, 4400 South State Road 7, Davie, from 8:00am to 4:00pm each Saturday. Closed on holiday weekends. Please contact Wheelabrator at (954) 581-6606 for specific requirements. Urban Mining, located at 3903 NW 19 St., Lauderdale Lakes, FL 33311, also accepts Electronic Materials on a limited basis. Please contact them at 954 906-1609 Monday - Friday, 7:00 AM - 4:00 PM for additional information.

If you have any questions about your service, please call Waste Management at

(954) 974-7500



Condo Bulk Schedule

# Noise Ordinance Standards



Vacation Rental occupants shall abide by Chapter 16 of the Code of Ordinances of the City of Plantation, which prohibits unreasonably loud, excessive, unnecessary, or offensive sound. 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 AM and 10:00 PM and night refers to the time between 10:00 PM and 7:00 AM.*

# Public Nuisance Laws & Regulations



All occupants of a vacation rental facility 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.



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## Short-term Vacation Rental Ordinance



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"The bill permits local governments to create regulation that distinguishes vacation rentals from other residential property. In the past, local government regulations have included noise, parking, registration, and signage requirements for vacation rentals.

The bill does not allow local governments to create regulations that would prohibit vacation rentals or restrict the duration or frequency of vacation rentals. These types of regulation remain preempted to the state.

The grandfather provision in existing law exempting any local law, ordinance, or regulation adopted on or before June 1, 2011, is maintained. Any local law, ordinance, or regulation passed before that date that prohibits or restricts vacation rentals based on the duration or frequency may continue to be enforced."

Prior to 2011, the City zoning code defined a "family" for purposes of its residential zoning in a manner that restricted to three (3) the number of "unrelated" persons who could reside in a dwelling unit which enjoyed residential zoning. In enacting the provisions of this Article, the City is in part liberalizing its regulation and increasing the number of unrelated persons which could be transient occupants of vacation rental dwelling units, in light of the apparent policy interests furthered by Chapter 2014-71, Laws of Florida, and in light of the regulation of other municipalities on this subject.

This Article does not prohibit vacation rentals, or regulate the duration or frequency of vacation rentals, rather this Article is intended to address life safety and compatibility concerns in the interests of the health, peace, safety, and general welfare.

**Sec. 14-201. - Findings of facts.**

Based on information presented at various city council meetings, information from the U.S. Census, and the Short-Term Rental Housing Restrictions White Paper, prepared by Robinson & Cole, LLP, Attorneys at Law, in 2011, prepared for the National Association of Realtors, the city council finds:

- (1) Residents residing within their residential dwellings are inherently familiar with the local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from their residential dwellings, thereby minimizing potential risks to themselves and their families.
- (2) In contrast, there are increased risks that transient occupants of vacation rentals, due to their transient nature, may not be as familiar with such as local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from the vacation rentals in which they are staying, thereby increasing potential risks, and creating potential increased burdens on, and

- 81 potentially putting at risk emergency personnel in the event of an emergency  
82 situation.  
83
- 84 (3) According to the 2012-16 U.S. Census estimates, the City of Plantation has an  
85 average household size of 2.69 persons.  
86
- 87 (4) According to the 2010 U.S. Census, the City of Plantation has an average  
88 family size of 2.2 persons.  
89
- 90 (5) Vacation rentals which have occupancies significantly in excess of the  
91 historical norms experienced in Plantation can create negative impacts within  
92 residential neighborhoods due to increased noise, additional needs for off-street  
93 parking, increased traffic, and increased potential for impacts on public  
94 services.  
95
- 96 (6) Vacation rentals situated within residential neighborhoods, if left unregulated,  
97 can disturb the quiet nature and atmosphere of the residential neighborhoods,  
98 and the quiet enjoyment of its residents.  
99
- 100 (7) A residential dwelling is typically the single largest investment a family will  
101 make with the residents of the residential dwelling desiring tranquility and  
102 peaceful enjoyment of their neighborhood.  
103
- 104 (8) Under the City's pre-2011 regulatory scheme, a residential dwelling unit could  
105 be rented to three (3) or more transients (as defined herein) who are all  
106 "related" (as contemplated by the definition of "Family" in Sec. 27-1 of this  
107 Code), and the numerical occupancy limits of this Article are intended to  
108 create additional practical and compatible limits to such transient occupancy  
109 that promote the public interest and improve the City's regulatory scheme. By  
110 the same token, in the pre-2011 regulatory scheme when all transients are not  
111 "related", as applied to the context of vacation rentals and in light of the  
112 additional regulation of this Article and State law, it is perceived as too  
113 restrictive.  
114
- 115 (9) The presence of on-site management may assist in mitigating the negative  
116 impacts of vacation rentals.  
117
- 118 (10) Owner-occupied short-term rentals, in which the owner is present on the  
119 premises for the duration of the rental, generally do not have the same effect on  
120 the community as articulated in paragraphs 5 and 6, *supra*.  
121

122 **Sec. 14-202. - Definitions.**  
123

124 Except as expressly provided otherwise, the terms defined in Chapter 509, Florida  
125 Statutes, shall enjoy the same definition in this Article. The following terms as used in this  
126 Article are defined as set forth hereinafter:

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Bedroom means any room in a vacation rental which has a bed or other place for sleeping with a closet that is an integral part of the permanent construction within the bedroom or with an in-suite bathroom, and which complies with the Florida Fire Code and Florida Life Safety Code requirements for a bedroom. A bathroom, a kitchen, a dining room, or a main living area is not considered a bedroom. If a room has been added, altered, or converted without any required building permit having been granted, such room shall not be deemed a bedroom.

Occupant(s) means any person who pays to occupy a vacation rental overnight. There is a rebuttable presumption that all individuals who are not the family, as defined in Section 27-1 of the City Code, of the vacation rental owner are occupants as defined herein. The presumption may only be overcome by clear and convincing evidence presented by the vacation rental owner.

On-site management means an office located at the site of a transient public lodging establishment that has, no less than eight (8) hours per day, seven (7) days a week, a person or persons physically present on site for purposes of supplying management, rental, and/or maintenance services for that particular transient public lodging establishment and, when the office is closed, has a person who is available upon one (1) hour's phone notice to return to the transient public lodging establishment to supply management or maintenance services.

Overnight means the time period from 10:00 p.m. until 7:00 a.m. the following day.

Owner-occupied short-term rental means any unit in a condominium or cooperative or any individually owned single-family, two-family, three-family, or four-family house or dwelling unit which (i) is rented to transients more than three times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to transients; (ii) is occupied by the vacation rental owner; and (iii) has a vacation rental owner or tenant on site during the rental. In the event that an entity owns the owner-occupied short-term rental, occupancy by the vacation rental owner may be satisfied if the property is occupied by the president, manager, managing partner, or other individual having unrestricted control over the operations of the owner entity. In the event that a trust owns the owner-occupied short-term rental, occupancy by the vacation rental owner may be satisfied if the property is occupied by a beneficiary of the trust.

Vacation rental means any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit which (i) is rented to transients more than three times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to transients; and (ii) is also a transient public lodging establishment as defined in Chapter 509, Florida Statutes, but is not a timeshare project regulated by Chapter 721, Florida Statutes. An owner-occupied short-term rental shall not be treated as a vacation rental pursuant to this Article, unless expressly provided for herein.

173 Vacation rental owner is the fee simple owner of the real property which is used as a  
174 vacation rental or owner-occupied short-term rental, whether such owner is an individual  
175 partnership, corporation, limited liability company, trust, or other entity.  
176

177 **Sec. 14-203. – Enforcement, Penalties, and Revocation.**

178  
179 (a) Violations of this Article may be enforced in accordance with the provisions of  
180 Chapter 6, Code Enforcement of this Code of Ordinances.

181  
182 (b) In the event the City chooses to use the Supplemental Code Enforcement  
183 Procedures set forth in Article II of Chapter 6 of this Code, the first Civil  
184 Violation Ticket shall bear a fine in an amount of Two Hundred Dollars  
185 (\$200.00) if uncontested or Three Hundred Dollars (\$300.00) if contested. For  
186 repeat Civil Violation Tickets, the first shall be Four Hundred Dollars (\$400.00)  
187 if uncontested or Five Hundred Dollars (\$500.00) if contested.

188  
189 (c) The City may also seek to enforce the provisions of this Article using any other  
190 means available to a Florida municipal corporation in enforcing local law,  
191 including those means set forth in Sections 1-13, 1-14 and 21-80 et. seq. of this  
192 Code.

193  
194 (d) Any certificate of compliance issued pursuant to this article may be denied,  
195 revoked, or suspended by the Director of Planning, Zoning, and Economic  
196 Development upon the adjudication by the City's Special Magistrate or a court  
197 of competent jurisdiction of a violation of this article, any city ordinance, or  
198 state law by the vacation rental owner for which the certificate of compliance is  
199 issued. Such denial, revocation or suspension is in addition to any penalty  
200 provided herein.

201  
202 (e) Suspension of vacation rental certificate of compliance. In addition to any fines  
203 and any other remedies described herein or provided for by law, a City Special  
204 Magistrate or court of competent jurisdiction may suspend a vacation rental  
205 certificate of compliance in accordance with the following:

206  
207 (1) Suspension time frames.

208  
209 a. Upon a third violation of this article the vacation rental certificate may  
210 be suspended for a period of up to one hundred eighty (180) calendar days.

211  
212 b. Upon a fourth violation of this article the vacation rental certificate  
213 may be suspended for a period of up to three hundred sixty-five (365) calendar  
214 days.

215  
216 c. For each additional violation of this article the vacation rental  
217 certificate may be suspended for an additional thirty (30) calendar days up to a  
218 maximum period of twelve (12) months. For example, the fifth violation may be

219 for three hundred ninety-five (395) calendar days; the sixth violation may be for  
220 four hundred fifteen (415) calendar days, and so on.

221  
222 d. A vacation rental certificate of compliance shall be subject to  
223 temporary suspension beginning five (5) working days after a citation is issued  
224 for a violation of the Florida Building Code, or Florida Fire Prevention Code.  
225 Such suspension shall remain in place until the vacation rental is re-inspected  
226 and it is determined that the violation no longer exists by the City.

227  
228 (2) Suspension restrictions. A vacation rental may not have occupants as  
229 defined herein, during any period of suspension of a vacation rental certificate.

230  
231 a. The suspension shall begin immediately following notice,  
232 commencing either:

233 i. At the end of the current vacation rental lease period; or

234  
235 ii. Within thirty (30) calendar days, whichever date commences  
236 earlier, or as otherwise determined by the special magistrate or  
237 court of competent jurisdiction.

238  
239 b. Operation during any period of suspension shall be deemed a violation  
240 pursuant to this article and may be subject to daily fine up to Five  
241 Hundred Dollars (\$500.00) or to the maximum amount as otherwise  
242 provided in Florida Statutes for repeat violations, for each day that the  
243 vacation rental operates during a period of violation.

244  
245 c. An application for a renewal may be submitted during the period of  
246 suspension; however, no certificate of compliance may be issued for the  
247 vacation rental until the period of suspension has expired.

248  
249 (f) This Article applies to Division 5.

250  
251 **Sec. 14-204. - Construction of Article.**

252  
253 This Article, including but not limited to Division 5, shall be liberally construed to  
254 accomplish its purpose of regulating vacation rentals, protecting the residential character of  
255 Plantation, the health, safety, and general welfare of its residents and visitors, and the quiet  
256 enjoyment by Plantation's residents of their residential property.

257 **Sec. 14-205. - Severability.**

258  
259 In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s),  
260 or section(s) of this Article, is contrary to law, or against public policy, or shall for any reason  
261 whatsoever held to be invalid, illegal or unconstitutional, by any court of competent  
262 jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or  
263 section(s) of this Article shall be null and void, and shall be deemed severed, and a separate,  
264 distinct, and independent provision from the remaining provisions of this Article, and such

265 holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-  
266 sub-sections, sub-sections, or sections of this Article, which shall remain in full force and  
267 effect. This Article shall be construed in a manner to accomplish, to the greatest extent legally  
268 possible, the purposes of this Article as expressed herein. This Article applies to Division 5.  
269

270 **Sec. 14-206—14-210. - Reserved.**

271

272 **Division 2. VACATION RENTAL REGISTRATION**

273

274 **Sec. 14-211. - Registration required.**

275

276 (a) The operation of a vacation rental without registration and certificate of  
277 compliance after September 1, 2019 shall be a violation of this Article, except in  
278 the instance of providing accommodations to fulfill a pre-existing contract as  
279 provided hereinafter. Every day of such operation without registration and  
280 certificate of compliance shall constitute a separate violation. A property may  
281 be offered as a vacation rental immediately upon submission of a completed  
282 application, unless and until such time as the application is thereafter rejected  
283 for failure to pass inspection.

284

285 **Sec. 14-212. - Vacation rental registration.**

286

287 (a) A vacation rental owner or agent, as applicable, registering a vacation rental  
288 with the city shall submit to the city a completed application form, utilizing a  
289 form promulgated by the city, together with a non-refundable registration fee  
290 of Two Hundred and Fifty Dollars (\$250.00) or late registration fee of Four  
291 Hundred Dollars (\$400.00) per dwelling unit. These fees shall be subject to  
292 adjustment as provided in Sec. 2-421 of this Code.

293

294 (b) A registration application form shall include the following submittals:

295

296 (1) A completed application form which shall be submitted under oath and  
297 upon penalty of perjury.

298

299 (2) A copy of the vacation rental's current and active license as a transient  
300 public lodging establishment issued by the Florida Department of  
301 Business and Professional Regulation as required by law.

302

303 (3) A copy of the vacation rental's current and active certificate of  
304 registration with the Florida Department of Revenue for the purposes of  
305 collecting and remitting sales surtaxes, transient rental taxes, and any  
306 other taxes required by law to be remitted to the Florida Department of  
307 Revenue, if the registrant has such certificate of registration.

308

309 (4) Evidence of the vacation rental's current and active account with the  
310 Broward County Tax Collector for the purposes of collecting and

- 311 remitting tourist development taxes and any other taxes required by law  
312 to be remitted to the Broward County Tax Collector.  
313
- 314 (5) Exterior site sketch. An exterior site sketch of the vacation rental  
315 facility shall be provided. The sketch shall show and identify all  
316 structures, pools, spas, hot tubs, fencing, and uses, including areas  
317 provided for off-street parking. For purposes of the sketch, off-street  
318 parking spaces shall be delineated so as to enable a fixed count of the  
319 number of spaces provided. At the option of the vacation rental owner,  
320 such sketch may be hand drawn and need not be professionally  
321 prepared.  
322
- 323 (6) A copy of the most recent set of plans for the purposes of the receipt of  
324 the most recent Certificate of Occupancy for the dwelling unit proposed  
325 to be registered as a vacation rental which reflects the interior layout of  
326 the premises, supplemented by information which discloses exits,  
327 hallways, and stairways, as applicable. At the option of the vacation  
328 rental owner, in the event a copy of the most recent set of plans is not  
329 maintained by the City, a sketch is acceptable, may be hand drawn, and  
330 need not be professionally prepared.  
331
- 332 (7) A copy of a written notice sent by the vacation unit owner or agent to a  
333 mandatory homeowner's association or condominium/cooperative  
334 association or board, if any, that the subject property or unit will be used  
335 as a vacation rental, which notice must be sent certified mail return  
336 receipt requested, and a copy of the green receipt signed by the addressee  
337 indicating receipt of such notice.  
338
- 339 (8) A calculation of the maximum number of occupants allowed in the  
340 vacation rental in accordance with Sec. 14-246 of this Code.  
341
- 342 (9) The identity and contact information of the vacation rental owner, and if  
343 an agent is designated by such owner pursuant to Subsection 14-217 (a)  
344 of this Code, the contact information for such agent.  
345
- 346 (10) A copy of the business tax receipt issued by the City Clerk, which shall  
347 be the same as that applicable to "Rentals-Apartments...."  
348
- 349 (11) A copy of the business tax receipt issued by Broward County.  
350
- 351 (12) A copy of the form vacation rental lease agreement to be used when  
352 contracting with Occupants.  
353
- 354 (c) A separate registration shall be required for each vacation rental dwelling unit.  
355

- 356 (d) If a registration application is incomplete, the registrant will be notified of the  
357 deficiency, and be allowed ten (10) days to provide any missing information or  
358 fees.  
359  
360 (e) Providing false or misleading information on a vacation rental application form  
361 is grounds to revoke a registration, and additionally, is a violation of this  
362 Article.  
363

364 **Sec. 14-213. – Minimum requirements for issuance of a certificate of compliance.**  
365

- 366 (a) The Director of Planning, Zoning and Economic Development will issue a  
367 certificate of compliance to the applicant upon the following:  
368  
369 (1) The vacation rental owner completing the city registration application form;  
370 and  
371  
372 (2) The vacation rental owner paying the non-refundable registration fee; and  
373  
374 (3) The vacation rental owner submitting a business tax receipt from the City of  
375 Plantation; and  
376  
377 (4) The vacation rental owner submitting a business tax receipt from Broward  
378 County; and  
379  
380 (5) The vacation rental owner submitting a Florida Department of Revenue  
381 certificate of registration for purposes of collecting and remitting tourist  
382 development taxes, sales surtaxes and transient rental taxes; and  
383  
384 (6) The vacation rental owner submitting a Florida Department of Business and  
385 Professional Regulation license as a transient public lodging establishment; and  
386  
387 (7) The vacation rental owner submitting an affidavit demonstrating maintaining  
388 initial and ongoing compliance with vacation rental standards contained herein,  
389 plus any other applicable local, state and federal laws, regulations and standards  
390 to include, but not be limited to F.S. ch. 509, and F.A.C. 61C and 69A; and  
391  
392 (8) The vacation rental owner submitting a copy of the form vacation rental/lease  
393 agreement to be used when contracting with occupants; and  
394  
395 (9) The vacation rental owner submitting a copy of a written notice sent by the  
396 vacation unit owner or agent to a mandatory homeowner's association or  
397 condominium/cooperative association or board, if any, that the subject property or  
398 unit will be used as a vacation rental, which notice must be sent certified mail  
399 return receipt requested, via FEDEX or via UPS. The vacation rental owner must  
400 also submit a copy of the return receipt signed by the addressee indicating receipt  
401 of such notice; and

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(10) The vacation rental owner submitting an exterior site sketch of the property; and

(11) That the vacation rental has satisfied the inspection requirements as provided in Division 3 of this Article; and

(12) That the vacation rental is not subject to a suspension pursuant to section 14-203.

**Sec. 14-214. - Modification of vacation rental registration.**

(a) An amendment of a vacation rental registration shall be required in the event that any of the following changes to the vacation rental are proposed:

- (1) An increase in the number of bedrooms in the vacation rental.
- (2) An increase in the maximum occupancy of the vacation rental.
- (3) An increase or decrease in the number of parking spaces, or a change in the location of parking spaces for the vacation rental.
- (4) A change in ownership of the vacation rental, or the designated agent.

(b) The fee for processing any proposed amendment shall be Fifty Dollars (\$50.00). This fee shall be subject to adjustment as provided in Sec. 2-421 of this Code.

**Sec. 14-215. - Duration of vacation rental registration and certificates of compliance.**

A vacation rental registration for which a certificate of compliance has been issued shall be valid for one (1) year after the date of registration, and all registrations and certificates of compliance shall expire on September 30th of each year.

**Sec. 14-216. - Renewal of vacation rental registration.**

The application for renewal together with the Two Hundred Fifty Dollars (250.00) must be submitted no later than sixty (60) days prior to the September 30th expiration date. For late renewals, the fee shall be Three Hundred Dollars (300.00) and shall be charged to an application for renewal submitted prior to the expiration date but after the sixty (60) days required by this section. All applications for renewal received after September 30th shall be processed as a new application and subject to all applicable fees. All registrations for which certificates of compliance were issued within one hundred eighty (180) days prior to September 30th shall remain valid and shall not expire until September 30th of the following year.

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**Sec. 14-217. - Inspection of vacation rentals.**

- (a) Inspection of a vacation rental to verify compliance with the Florida Building Code, and the Florida Fire and Life Safety Codes, shall be conducted by the city upon registration of the vacation rental. If instances of noncompliance are found, all such instances of noncompliance shall be handled as other violations of the Florida Building Code and Florida Fire and Life Safety Codes are otherwise handled in the city.
- (b) Inspections shall be made by the city through appointment with the vacation rental owner or agent, as applicable. If a city inspector has made an appointment with the vacation rental owner or agent, as applicable, for an inspection and the city inspector is unable to complete the inspection as a result of an action or inaction of the vacation rental owner or agent, or an occupant of the vacation rental, the vacation rental owner shall be charged a "re-inspection" fee. The re-inspection fee shall be paid prior to scheduling the re-inspection. In addition, failure of a vacation rental owner or agent, as applicable, to make the vacation rental available for an inspection within twenty (20) days after notification by the city in writing that the city is ready to conduct the annual inspection, shall be a violation of this Article. Each day that such violation continues shall be a separate violation.
- (c) The fee for the initial inspection shall be One Hundred Dollars (\$100.00), however, the fee for each re-inspection shall be Two Hundred Fifty Dollars (\$250.00). These fees shall be subject to adjustment as provided in Sec. 2-421 of this Code.
- (d) In the event a vacation rental certificate is revoked or suspended as set forth in Section 14-203 of this Code, inspection, or re-inspection, shall be required as set forth in this Sub-section

**Sec. 14-218. - Agent/Transfer of vacation rental registration.**

- (a) The duties and functions of a vacation rental owner may, at the option of the vacation rental owner, be performed by an agent of the vacation rental owner. The vacation rental owner shall be held responsible for all actions of such designated agent with respect to the applicable vacation rental.
- (b) Vacation rental registrations are transferable only when the ownership of the vacation rental is sold or otherwise transferred, and the new owner has filed a modification of the registration with the city within thirty (30) days from the date of the sale or transfer. Absent such modification of the registration, any outstanding vacation rental registration as to that vacation rental shall be null and void on the 31st day after such sale or transfer.

494 **Sec. 14-219. - Vested rights/waiver/estoppel.**

495  
496 A vacation rental registration or certificate of compliance shall not be construed to  
497 establish any vested rights or entitle the registered vacation rental to any rights under the  
498 theory of estoppel. A vacation rental registration or certificate of compliance shall not be  
499 construed as a waiver of any other requirements contained within the City of Plantation City  
500 Code or Comprehensive Plan, and is not an approval of any other code requirement outside this  
501 Article. The registration of or issuance of a certificate of compliance for a vacation rental is not  
502 an approval of a use or activity that would otherwise be illegal under the Florida Statutes, the  
503 Florida Building Code, the Florida Fire Code or Life Safety Code, or in violation of the  
504 Plantation City Code or Comprehensive Plan. This Article applies to Division 5.  
505

506 **Sec. 14-220. - Duties of vacation rental owner.**

507  
508 Every vacation rental owner or agent, as applicable, shall be available by landline or  
509 mobile telephone answered by the vacation rental owner or agent at the listed phone number  
510 24-hours a day, seven (7) days a week to respond to police, fire or other emergency personnel  
511 requests. Otherwise, response to contact by the city's regulatory personnel shall be required  
512 only Monday through Saturday, 9:00 a.m. to 6:00 p.m. Failure of the vacation rental owner or  
513 agent, as applicable, to fulfil this duty, shall be a violation of this Article.  
514

515 **Secs. 14-221—14-240. - Reserved.**

516  
517 **Division 3. STANDARDS AND REQUIREMENTS FOR VACATION RENTALS**

518  
519 **Sec. 14-241. - Generally.**

520  
521 The standards and requirements set forth in this Article shall apply to the rental use, and  
522 occupancy of vacation rentals in the City of Plantation. The vacation rental owner must conduct  
523 an on-site inspection of the vacation rental at the end of each rental period to ensure continued  
524 compliance with the standards and requirements of this Article.  
525

526 **Sec. 14-242. - Minimum safety and operational requirements.**

527  
528 Vacation rentals in the City of Plantation shall meet the applicable standards under the  
529 Florida Statutes, Florida Building Code and the Florida Fire Code and Life Safety Code, and  
530 each vacation rental must have at least one (1) telephone with the ability to call 911. Each  
531 vacation rental must have within each unit an operational smoke and carbon monoxide (CO)  
532 detection and notification system. Every smoke and carbon monoxide (CO) detection and  
533 notification system must be interconnected, hard-wired, and receive primary power from the  
534 building wiring. The smoke and carbon monoxide (CO) detection and notification system  
535 must be installed and continually maintained consistent with the requirements of Section R314,  
536 Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code—  
537 Residential. Each vacation rental must have a portable, multi-purpose dry chemical 2A:10B:C  
538 fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on

539 each floor/level of the unit. The fire extinguisher(s) shall be installed on the wall in an open  
540 common area or in an enclosed space with appropriate markings visibly showing the location.  
541

542 **Sec. 14-243. –Maintenance of tax records, guest records and guest screening.**

543 (a) If the vacation rental property is within a protected zone of the city established in  
544 accordance with Article III of Chapter 17 of this Code where it is unlawful for  
545 sexual offenders (“Offender”) to reside, it shall be a violation of this Article for a  
546 vacation rental owner or agent to allow any person who is an Offender as defined  
547 in Section 17-35 to occupy the vacation rental contrary to the provisions of  
548 Article III, Chapter 17 of this Code.

549  
550 (b) If the vacation rental property is within a protected zone of the city established in  
551 accordance with Article III of Chapter 17 of this Code where it is unlawful for  
552 sexual offenders (“Offender”) to reside, the vacation rental owner or agent shall  
553 screen each prospective occupant of the vacation rental through the national and  
554 state on-line databases, and in the event the name of the prospective occupant is  
555 the same as any name disclosed by such databases, obtain other information from  
556 the occupant as is necessary to determine that the prospective occupant is not the  
557 same person as is identified by the database.

558  
559 (c) The vacation rental owner must maintain a record of all occupants allowed in  
560 the vacation rental for the preceding one (1) year period. The record shall  
561 include the names, mailing addresses, and dates of stay of occupants. For  
562 vacation rentals within a protected zone of the city established in accordance with  
563 Article III of Chapter 17 of this Code, the record shall include any additional  
564 information used by the vacation rental owner or agent to screen occupants as  
565 may have been necessary in accordance with this Section. The City may request  
566 a copy of the records during the one (1) period. The records must be provided to  
567 the City within ten (10) business days of date of request from the City.

568  
569 (d) The vacation rental owner must maintain a record of sales surtaxes, transient  
570 rental taxes, and any other taxes remitted to the Florida Department of Revenue  
571 for the preceding one (1) year period. The City may request a copy of the  
572 records during the one (1) period. The records must be provided to the City  
573 within ten (10) business days of date of request from the City.

574  
575 **Sec. 14-244. - Public nuisance.** The vacation rental owner and occupants shall abide by all  
576 applicable state and local public nuisance laws and ordinances, including, but not limited to,  
577 Sections 823.05 and 823.10 of the Florida Statutes, which prohibits any place or premises from  
578 being used as the site for the unlawful sale or delivery of controlled substances, prostitution,  
579 youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or  
580 lewd or lascivious behavior that adversely affects the public health, safety, morals, and welfare.  
581

582 Sec. 14-245. - Swimming pool safety features. If there is a swimming pool onsite, the vacation  
583 rental owner will ensure that the swimming pool has in place at least one (1) of the pool safety  
584 features listed in Section 515.27, Florida Statutes, (i.e., pool safety barrier, pool safety cover,  
585 pool alarm, or door latch/alarm) prior to use of the property as a vacation rental by any person  
586 under the age of six (6). The vacation rental owner will be deemed to have complied with this  
587 provision if the pool safety feature is put in place at the time that the property is turned over to  
588 any transient occupant occupying the vacation rental. This provision shall not apply to a vacation  
589 rental with a community swimming pool onsite, such as in a condominium, as determined by the  
590 Chief Administrative Officer. Compliance with this provision shall be in addition to compliance  
591 with Section Chapter 5, Article IV of this Code pertaining to swimming pool fences,  
592

593 Sec. 14-246. - Maximum occupancy/limitations/grandfathering.

594  
595 (a) Subject to an increase as a result of Subsection (c) below, the maximum  
596 occupancy of a vacation rental shall be the lesser of (1) or (2) below:  
597

598 (1) The maximum number of occupants authorized to stay overnight at any  
599 vacation rental shall be limited to two (2) persons per bedroom; or  
600

601 (2) A total of eight (8) occupants per vacation rental, however, in the event  
602 there is more than one building or dwelling on one (1) platted lot, the  
603 maximum occupancy shall be capped at eight (8) occupants per lot or  
604 structure, whichever is less.  
605

606 (b) The maximum number of persons allowed to gather at or occupy a vacation  
607 rental shall not exceed three (3) times the maximum occupants authorized to  
608 stay overnight at that site, as shown on the registration for the vacation rental.  
609

610 (c) Up to four (4) persons under thirteen (13) years of age are exempt from and  
611 shall not count toward the occupancy limits set in Subsection 14-246 (a) above.  
612

613 Sec. 2-247 – Grandfather Provision.

614  
615 (a) A vacation rental that was used as a vacation rental as of the effective date of  
616 this Article (September 1, 2019), may apply for the status of “grandfathered”  
617 for a period of five (5) years, so as to be relieved of the maximum occupancy  
618 limitations set forth in Paragraph 14-246 (a) (2) and Subsection 14-246 (b)  
619 above. All other requirements applicable to vacation rentals shall apply to  
620 “grandfathered” vacation rentals.  
621

622 (b) A grandfathered vacation rental shall have its maximum occupancy based up on  
623 two (2) persons per bedroom (each bedroom must meet the definition of  
624 bedroom herein) at the time of application for grandfather status. A change in  
625 the number of bedrooms at the vacation rental shall cause such vacation rental  
626 to lose its grandfathered status.

- 627 (c) Vacation rentals that have an occupancy of eight (8) or less as determined  
628 according to Section 14-246 (a) (1) above will not require grandfathering to  
629 maintain that occupancy.
- 630
- 631 (d) Application and Procedure for review.
- 632
- 633 (1) The vacation rental owner, or agent, as applicable, ("grandfathering  
634 applicant"), shall complete a grandfathering application as prescribed  
635 by the city, which shall be submitted under oath and upon penalty of  
636 perjury, and provide verifiable written proof of the number of bedrooms  
637 as herein defined in the vacation rental, such proof may include but not  
638 be limited to all pre-existing rental agreements.
- 639
- 640 (2) The grandfathering application and supporting proof shall be submitted  
641 to city for review by city staff and such staff shall make a written  
642 determination as to the maximum occupancy of such grandfathered  
643 vacation rental and issue a certificate of compliance.
- 644
- 645 (3) If the city staff fails to confirm the requested occupancy level, the City  
646 of Plantation shall notify the grandfather applicant of that fact, and the  
647 occupancy level that can be approved, in writing. Within twenty (20)  
648 days after such notice, an evidentiary hearing may be requested by the  
649 grandfather applicant before the special magistrate to provide the  
650 grandfather applicant an opportunity to provide evidence and/or  
651 testimony in support of the occupancy requested. A determination by  
652 the special magistrate after such evidentiary hearing shall be final. If no  
653 hearing is requested during that time period, the occupancy level shall  
654 be set at the level determined by the city staff upon initial review.
- 655
- 656 (4) An application for grandfathering shall be submitted, if at all, by no  
657 later than the time of registration of the vacation rental, but not later  
658 than October 1, 2019. If the city extends the date that registration is  
659 required, the deadline for the application for grandfathering shall also  
660 be extended to the same extended date. If a vacation rental has been  
661 registered, but a final determination as to the occupancy level based  
662 upon grandfathering has not yet been made, such vacation rental may  
663 allow occupancy up to the occupancy requested in the grandfathering  
664 application until such time as a final determination as to occupancy has  
665 been made.
- 666
- 667 (5) If it is reasonably determined by the city staff that any information  
668 supplied to the City of Plantation in support of an application for  
669 grandfathering was intentionally false or fraudulent, any approved  
670 grandfathering application may be revoked. If there is such a  
671 determination by city staff, the City of Plantation shall notify the  
672 grandfather applicant of that fact, and within twenty (20) days after

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such notice, an evidentiary hearing may be requested by the grandfather applicant before the special magistrate to provide the grandfather applicant an opportunity to provide evidence and/or testimony to show that the information supplied in support of the application for grandfathering was not intentionally false or fraudulent. The determination by the special magistrate after such evidentiary hearing shall be final. If no hearing is requested during that time period, the initial determination by the city staff shall be final.

- (6) If a vacation rental registration does not exist as to a vacation rental for a period in excess of thirteen (13) months, any grandfathering determination shall be deemed abandoned, and shall no longer be applicable to that vacation rental.

**Sec. 14-248. - Vacation rental agreements—Minimum provisions.**

Vacation rentals shall be rented, leased or occupied pursuant to a written rental agreement which contains, at a minimum, the following information:

- (1) Maximum occupancy of the vacation rental that is consistent with the vacation rental registration.
- (2) The maximum number of vehicles that will be allowed to park at the vacation rental. Such number of vehicles shall not exceed the number of parking spaces located at the vacation rental as shown in the sketch submitted with the vacation rental registration, plus any other legal parking spaces that the vacation rental owner can show are available to the vacation rental.
- (3) A statement that a sketch of the permitted off-street parking locations where occupants may park according to the vacation rental registration sketch and any other legal parking spaces available to the vacation rental will be posted at the vacation rental.
- (4) A statement that all occupants must promptly evacuate from the vacation rental upon posting of any evacuation order issued by state or local authorities.
- (4) A copy of a document to be supplied by the city which includes excerpts from City of Plantation ordinance provisions of general application relevant to vacation rentals to include solid waste and recyclable pick-up regulations, and City of Plantation Noise Ordinance, as specified by resolution of the city, as a lease addendum. The city will make available to vacation rental owners and agents a copy of such document in digital format upon request, and the city will post such document on its website.

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**Sec. 14-249. - Required providing of vacation rental and local information—Posting.**

- (a) In each vacation rental, there shall be provided, in a prominent location, the following written information:
- (1) The name, address and phone number of the vacation rental owner or agent, as applicable.
  - (2) The maximum occupancy of the vacation rental.
  - (3) A copy of a document to be supplied by the city which includes excerpts from City of Plantation ordinance provisions of general application relevant to vacation rentals to include solid waste and recyclable pick-up regulations, and City of Plantation Noise Ordinance, as specified by resolution of the city, as a lease addendum. The city will make available to vacation rental owners and agents a copy of such document in digital format upon request, and the city will post such document on its website.
  - (4) The maximum number of vehicles that can be parked at the vacation rental, along with a sketch of the location of the off-street parking spaces.
  - (5) The days and times of garbage and recyclable pickup.
  - (6) The location of the nearest hospital.
  - (7) A copy of the City's Business Tax Receipt.
  - (8) A copy of the Certificate of Completion.
- (b) There shall be posted, next to the interior door of each bedroom a legible copy of a building evacuation map—Minimum 8½" by 11".

**Secs. 14-250—14-259. - Reserved.**

**Division 4. EXEMPTIONS**

**Sec. 14-260. - Exemption for pre-existing rental agreements.**

- (a) Notwithstanding any other provision of this Article, rental agreements with prospective occupants for vacations rentals that were pre-existing as of the enactment of this Article, (hereinafter "pre-existing agreements") are exempt from the provisions of this Article.

763 (b) If a vacation rental is cited for a violation of this Article, (that would not be a  
764 violation if it were not for this Article), when the vacation rental is occupied under  
765 the terms of a pre-existing agreement, the vacation rental owner may defend such  
766 violation based on the fact that the vacation rental was exempt from this Article due  
767 to it being occupied pursuant to a pre-existing agreement. Such defense shall be  
768 determined based upon the following information and upon any additional  
769 information supplied by the vacation rental owner or otherwise determined by the  
770 fact finder:

- 771
- 772 (1) Copy of deposit or payment information evidencing that the agreement  
773 was a pre-existing agreement.
- 774
- 775 (2) Copy of e-mail or other communication evidencing a binding pre-  
776 existing agreement.
- 777
- 778 (3) Information from the occupant confirming that there was a binding  
779 agreement in a time-frame to make the agreement as pre-existing  
780 agreement under this Article."
- 781
- 782

783 **Division 5. OWNER-OCCUPIED SHORT-TERM RENTALS**

784

785 **Sec. 14-261. – Owner-occupied short-term registration required.**

786

787 The operation of an owner-occupied short-term rental without registration and certificate  
788 of compliance after September 1, 2019 shall be a violation of this Article, except in the instance  
789 of providing accommodations to fulfill a pre-existing contract as provided hereinafter. Every day  
790 of such operation without registration and certificate of compliance shall constitute a separate  
791 violation. A property may be offered as an owner-occupied short-term rental immediately upon  
792 submission of a completed application, unless and until such time as the application is thereafter  
793 rejected.

794

795 **Sec. 14-262. – Owner-occupied short-term rental registration.**

796

- 797 (a) An owner-occupied short-term rental owner registering a vacation rental with the  
798 city shall submit to the city a completed application form utilizing a form  
799 promulgated by the city, together with a non-refundable registration fee of One  
800 Hundred Twenty Five Dollars (\$125.00), per dwelling unit to cover the City's  
801 administrative costs for registration and monitoring. These fees shall be subject to  
802 adjustment as provided in Sec. 2-421 of this Code.
- 803
- 804 (b) A registration application form shall include the following submittals:
- 805 (1) A completed application form which shall be submitted under oath and  
806 upon penalty of perjury.
- 807
- 808 (2) A copy of a written notice sent by the vacation unit owner or agent to a  
809 mandatory homeowner's association or condominium/cooperative

810 association or board, if any, that the subject property or unit will be used  
811 as a owner-occupied short-term vacation rental, which notice must be sent  
812 certified mail return receipt requested, and a copy of the green receipt  
813 signed by the addressee indicating receipt of such notice.

814  
815 (3) A certification that the property is an owner-occupied short-term rental  
816 and that the owner-occupied short-term vacation rental owner understands  
817 the City's requirements for such rentals.

818  
819 **Sec. 14-263. - Minimum requirements for issuance of a certificate of compliance.**

820  
821 (a) The Director of Planning, Zoning and Economic Development will issue a  
822 certificate of compliance to the applicant upon the following:

823  
824 (1) The owner-occupied short-term vacation rental owner completing the city  
825 registration application form; and

826  
827 (2) The owner-occupied short-term vacation rental owner paying the non-  
828 refundable registration fee; and

829  
830 (3) The owner-occupied short-term vacation rental owner submitting a copy  
831 of a written notice sent by the vacation unit owner or agent to a mandatory  
832 homeowner's association or condominium/cooperative association or  
833 board, if any, that the subject property or unit will be used as a vacation  
834 rental, which notice must be sent certified mail return receipt requested,  
835 via FEDEX or via UPS. The owner-occupied short-term vacation rental  
836 owner must also submit a copy of the return receipt signed by the  
837 addressee indicating receipt of such notice; and

838  
839 (4) That the owner-occupied short-term vacation rental is not subject to a  
840 suspension pursuant to section 14-203.

841  
842 **Sec. 14-264. - Modification of short-term vacation rental registration.**

843  
844 (a) Amendment of an owner-occupied short-term vacation rental registration shall be  
845 required in the event that any of the following changes to the vacation rental are  
846 proposed:

847  
848 (1) A change in ownership of the owner-occupied short-term vacation rental.

849  
850 (b) The fee for processing any proposed amendment shall Twenty Five Dollars  
851 (\$25.00). This fee shall be subject to adjustment as provided in Sec. 2-421 of this  
852 Code.

853  
854

855 **Sec. 14-265. - Duration of owner-occupied short-term vacation rental registration**  
856 **and certificates of compliance.**

857  
858 An owner-occupied short-term vacation rental registration for which a certificate of  
859 compliance has been issued shall be valid for one (1) year after the date of registration, and all  
860 registrations and certificates of compliance shall expire on September 30th of each year.

861  
862 **Sec. 14-266. - Renewal of owner-occupied short-term vacation rental registration.**

863  
864 The application for renewal together with the One Hundred Twenty Five Dollars  
865 (\$125.00) must be submitted no later than sixty (60) days prior to the September 30th expiration  
866 date. For late renewals, the fee shall be One Hundred Seventy Five Dollars (\$175.00) and shall  
867 be charged to an application for renewal submitted prior to the expiration date but after the sixty  
868 (60) days required by this section. All applications for renewal received after September 30th  
869 shall be processed as a new application and subject to all applicable fees. All registrations for  
870 which certificates of compliance were issued within one hundred eighty (180) days prior to  
871 September 30th shall remain valid and shall not expire until September 30th of the following  
872 year.

873  
874 **Section 2.** Should any article, division, section, subsection, paragraph, sentence,  
875 clause, phrase or other part of this Chapter be declared by a court of competent jurisdiction to be  
876 invalid, such decision shall not affect the validity of this Chapter as a whole or any article,  
877 division, section, subsection, paragraph, sentence, phrase, or word thereof, other than that so  
878 declared to be invalid.

879  
880 **Section 3.** That the provisions of this Ordinance shall become and be made a part of  
881 the Code of Ordinances of the City of Plantation, Florida, that the sections of the Ordinance may  
882 be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall  
883 be changed to "Section," "Article" or other appropriate word.

884  
885 **Section 4.** This Ordinance shall become effective immediately upon its passage and  
886 adoption and signature by the Mayor.

887  
888 CONSIDERED AT FIRST READING by the City Council this 10<sup>th</sup> day of October 2018.

889  
890 CONTINUED AND PASSED AT A CONTINUED FIRST READING by the City Council this  
891 24<sup>th</sup> day of October 2018.

892  
893 CONSIDERED AT SECOND READING by the City Council this 20th day of February 2019

894  
895 CONSIDERED AND PASSED AT A CONTINUED SECOND READING by the City Council  
896 this 20th day of March 2019.

897  
898 Signed by the Mayor this 7<sup>th</sup> day of May, 2019.

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901 ATTEST:

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ATTEST:

Susan K Slattery  
Susan Slattery  
Clerk

Lynn Stoner  
Lynn Stoner  
Mayor

APPROVED                      DATE  
REQUESTED BY: \_\_\_\_\_  
DEPT. OK: \_\_\_\_\_  
ADMIN. OK: \_\_\_\_\_  
ATTY. OK: \_\_\_\_\_  
AS TO FORM ONLY

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Ordinance No. 2576 was received by the Office of the City Clerk and entered into the Public Record this 8<sup>th</sup> day of May, 2019.

Susan K Slattery  
Susan Slattery, City Clerk

