Transient Public Lodging License
Before operating a vacation rental, the vacation rental owner or owner agent shall obtain a transient public lodging license from the Florida Department of Business and Professional Regulation (DBPR) as required by law. For additional information, please consult the City’s Guide to obtaining State and County Licenses.

Registration with Florida Department of Revenue (DOR)
Before operating a vacation rental, the vacation rental owner or agent shall obtain a certificate of registration with the Florida Department of Revenue (DOR) for the purposes of remitting sales surtaxes, transient rental taxes and any other taxes required by law to be remitted to DOR. For additional information, please consult the City’s Guide to obtaining State and County Licenses. If you are opting to utilize a third party vendor (e.g. Airbnb, VRBO, or Home Away) to remit sales surtaxes, transient rental taxes, or other taxes required by law to be remitted to DOR, you will be required to execute the City’s Affidavit of Sales and tourist Tax Registration Exemption in lieu of obtaining a Certificate of Registration with DOR.

Registration with Broward County Tax Collector
Before operating a vacation rental, the vacation rental owner or agent shall register with the Broward County Tax Collector for the purposes of remitting tourist development taxes and other taxes required by law to be remitted to the Broward County Tax Collector. For additional information, please consult the City’s Guide to obtaining State and County Licenses. If you are opting to utilize a third party vendor (e.g. Airbnb, VRBO, or Home Away) to remit tourist development taxes required by law to be remitted to Broward county, you will be required to execute the City’s Affidavit of Sales and Tourist Tax Registration Exemption in lieu of registering with Broward County.

Broward County Business Tax Receipt
Before operating a vacation rental, the vacation rental owner or agent shall obtain a business tax receipt (BTR) for operation of a short-term rental. This license cannot be obtained without obtaining a transient public lodging license from DBPR. For additional information, please consult the City’s Guide to obtaining State and County Licenses.

City of Plantation Business Tax Receipt
Before operating a vacation rental, the vacation rental owner or agent 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.

Notification to Homeowner/Condominium Association
Before operating a vacation rental, the vacation rental owner or owner agent 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 a vacation rental property. 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.

**Vacation Rental Safety Inspection**
Before operating a vacation rental, the vacation rental owner or owner agent shall obtain a safety inspection from the City. The safety inspection is coordinated through the City of Plantation City Clerk’s Office and is undertaken as part of the Business Tax Receipt process. For additional information on the safety inspection process, please consult the City’s Vacation Rental Registration Inspection Process Guide and Vacation Rental Registration Inspection Checklist.

*Please note: effective August 24, 2020, due to the Covid-19 Pandemic, Short-term Rental Inspections have been suspended until further notice. Applicants may complete the registration process without obtaining an inspection.*

**Minimum Safety & Operational Requirements**
Each vacation rental must have within each unit an operational smoke and carbon monoxide (CO) detection and notification system. Every smoke and carbon monoxide (CO) detection notification system must be interconnected, hard-wired, and receive primary power from the building wiring. The smoke and carbon monoxide (CO) detection and notification system must be installed and continually maintained consistent with the requirements of Section R314, Smoke and Alarms and Section R315, Carbon monoxide Alarms, of Florida Building Code.

Each vacation rental must have a portable, multi-purpose dry chemical 2A:10B:C fire extinguisher. The fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of the unit. The fire extinguisher shall be installed on a wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Maintenance of Guest Records & Guest Screening**
The vacation rental owner must maintain a record of all occupants allowed in the vacation rental for the preceding one (1) year period. The record shall include the names, mailing addresses and dates of stay of occupants.

**Sexual Offenders & Predators Prohibited**
For vacation 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 a vacation 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 vacation 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 vacation rental permit whether the vacation 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 vacation rental shall not exceed the number of off-street parking spaces located at the vacation rental as shown in the sketch submitted with the vacation rental registration. On-Street parking shall be prohibited.

Swimming Pool Safety Features
If there is a swimming pool on-site, the vacation 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 vacation rental by any person under the age of six (6). This shall not apply to a vacation rental with a swimming pool onsite, such as in a condominium.

Maximum Occupancy Limitation
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.

Vacation Rental Agreements
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 parking locations where occupants may park according to the vacation rental registration sketch 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.
(5) A copy of a document to be supplied by the City which includes solid waste and recyclables pick-up regulations/days and City of Plantation Noise Ordinance.

Posting of Vacation Rental Information Standard
In each Vacation Rental, there shall be posted in a prominent location, the following written information:

(1) The name, address, and phone number of the Vacation Rental owner or agent.

(2) The maximum occupancy of the Vacation Rental.

(3) A copy of a document supplied by the City which includes solid waste and recyclables pick-up regulations and the City of Plantation Noise Ordinance.

(4) 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 legible copy of the building evacuation map posted next to the interior door of each bedroom (Minimum size of 8 ½” by 11”).

(9) The local non-emergency police phone number.

(10) A copy of the short-term rental Certificate of Compliance.

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 AM and 10:00 PM and night refers to the time between 10:00 PM and 7:00 AM

Availability of Vacation Rental Owner
Every vacation rental owner or agent, as applicable, shall be available by landline or mobile phone answered by the vacation rental owner or agent at the listed phone number 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 AM to 6:00 PM. Failure of the vacation rental owner or agent to fulfill this duty, shall be a violation of the City’s Ordinance.

Maintenance of Vacation Rental Units
Every vacation rental owner or agent, as applicable, must conduct an on-site inspection of the vacation rental unit at the end of each rental period to ensure continued compliance with the standards and requirements of the Short-Term Rental Ordinance.

Ability to Call 911
Each vacation rental must have within each unit at least one (1) landline telephone with the ability to call 911.