



VACATION RENTALS

Resource Guide

VACATION RENTAL LICENSE

If you are planning to operate a Vacation Rental in Florida, you will need a license from the Department of Business and Professional Regulation, Division of Hotels and Restaurants.

“Vacation rental” means any unit or group of units in a condominium, cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project. [§ 509.242(1)(c), Florida Statutes (FS)]

Checklist for Application

- ☐ DBPR Online Services Account
- ☐ Florida Sales Tax Number
- ☐ Federal Employer Identification Number (FEIN)
- ☐ Social Security Number or Individual Taxpayer Identification Number (ITIN)
- ☐ Addresses of all Rental Units to be Licensed
- ☐ Completed form DBPR HR-7020, Certificate of Balcony Inspection (if applicable)
- ☐ Pay Appropriate Fees DBPR Lodging Fees Page
- ☐ Mail Applications and Fees (if not applying online)

Human Trafficking

Public lodging facilities are required to provide training for employees who perform housekeeping duties in the rental units or who work at the front desk or reception area where guests check in or check out. For more detailed information see the DBPR Human Trafficking page at [Human Trafficking](#).

General Guidelines

- License must be current and renewed annually.
- License shall be conspicuously displayed in the office or lobby (if available) or made available upon request.
- Any change in the number of units must be reported to the division.
- License is not transferrable from one place or individual to another.
- If provided, baby cribs must meet safety standards established by the Consumer Products Safety Commission.

Sanitation Guidelines

- Halls, entrances, and stairways (unless common) must be clean, ventilated, and well-lit day and night.
- Kitchen appliances and refrigeration equipment should be clean, odor-free, and in good repair.
- Dishes and glassware must be sanitized between guests or a notice must be posted if they are not sanitized according to public food service standards.
- Toxic items must be properly stored and labeled; potable water and adequate sanitary facilities (e.g., showers, sinks, toilets) must be provided.
- Nonpublic water systems (e.g., wells) must be tested annually, with the most recent report available upon request.
- Kitchen sinks must have hot and cold running water under pressure.
- Ice machines must use approved water sources and be maintained to prevent contamination; self-service ice machines should be protected and have automatic dispensing.
- Units must be vermin-free.
- Bedding, linens, and pillows must be clean and in good condition.
- Soap must be available, either individually wrapped or from a dispenser.
- Ice buckets must be sanitized between guests or provided with a sanitary liner changed daily.

Safety Guidelines

- File a current Certificate of Balcony Inspection (DBPR HR 7020) with the division every three years, unless balconies and stairwells are common condominium elements.
- Railings must be installed on all stairways, porches, and steps.
- Heating and ventilation systems must be maintained to ensure a minimum temperature of 68°F throughout the building.
- A Boiler Certificate is required if applicable (not needed if the boiler is in a common area).
- High hazard areas like boiler and laundry rooms must be kept clean, free of debris and flammables.
- Each exterior and connecting door must have at least one approved locking device that cannot be opened by a non-master guest room key.
- Smoke alarms are required in every living unit.
- Electrical wiring must be in good repair.
- A properly charged and accessible fire extinguisher must be present.
- Fire alarm panels, if present, must be powered and maintained.
- Automatic fire sprinklers may be required in vacation rental condos, depending on the building's size and rental occupancy.
- Specialized smoke alarms for the hearing impaired must be available at a rate of one per every fifty rental units, with a maximum of five required, and should be provided upon request at no charge.
- Must meet all local fire authority requirements.

Source: [GUIDE TO Vacation Rentals and Timeshare Projects](#)

If you have questions, or need any clarification, please contact the DBPR Customer Contact Center at 850.487.1395 Monday through Friday or go online to www.myfloridalicense.com/DBPR/hotels-restaurants/.

It is very important that you also contact local officials regarding any city and county requirements for a new business.

Vacation Rental Market Data Resource List

The vacation rental market is dynamic and ever-evolving. Accessing reliable and up-to-date market data is crucial for making informed decisions and staying competitive.

Rabbu

rabbu.com

Rabbu is a vacation rental management platform focused on optimizing rental income through dynamic pricing and performance tracking.

Rabbu offers various subscription plans based on features and scale, so it is a paid service.

AirDNA

airdna.co

AirDNA provides comprehensive market data and analytics for short-term rentals, helping users understand market trends and revenue potential.

AirDNA offers both free and paid plans. Basic data can be accessed for free, but more detailed reports and analytics require a subscription.

Mashvisor

mashvisor.com

Mashvisor offers tools for analyzing rental properties and investment opportunities, catering to both short-term and long-term rental markets.

Mashvisor provides limited free access with more in-depth features available through various paid subscription plans.

Key Data

keydatadashboard.com

Key Data delivers performance metrics and benchmarking tools to help vacation rental managers and owners optimize their operations and revenue.

Key Data is a paid service with pricing based on the scale and level of access required.

AllTheRooms

alltherooms.com

AllTheRooms aggregates vacation rental listings and provides insights into market trends, pricing, and occupancy across various platforms.

AllTheRooms offers both free and premium data services, with more advanced analytics available through paid subscriptions.



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