



FAVR

The Voice of Hospitality in the Sunshine State

Formerly Known As **FVRMA**

The Florida Alliance For Vacation Rentals

***30 Years Of Vacation Rental Leadership In
Florida. Supporting Vacation Rental Owners,
Managers & Vendors/Suppliers***

Fun Fact: FAVR Was Started 14 Years Prior To Airbnb Arriving On The Scene

Florida's Industry Growth

From 2021 to Date:

- Active Florida Properties Have Grown From 233,000 to 382,000
- 706,000 Bedrooms to 984,000
- Occupancy has dropped 1%

WHY???



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Economic Impact Statewide

VACATION HOME RIPPLE EFFECT



In total, the 2018 economic impact of Florida's vacation rental home industry in the 25 targeted counties was **roughly \$27.4 billion in sales.**



This represents approximately:
\$16.6 billion in direct spending
\$10.8 billion in indirect spending.



The \$16.6 billion in direct spending represents 18.7% of the total direct spending of the Florida tourism industry in 2017 and translates to 1.6% of the total gross domestic product for Florida in 2018.



The direct spending amounts to nearly **\$46 million a day**, which is an economically significant number for the state.



The direct spending supports roughly **115,000 jobs** with one job being created for every \$144,181 spent.

Overall, the industry generates

312 jobs statewide every day
13 jobs every hour
one job every 5 minutes



In 2018, the total amount of tourists staying in vacation rental homes in Florida was **14,233,274**, which equates to **11.2%** of the total 127 million tourists that came to Florida in 2018.



On average, visitors staying in vacation rental homes **spend \$1.9 million every hour or nearly \$32,000 per minute.**

Defining a Florida Vacation Rental

Florida law defines a “Public lodging establishment” as transient public lodging establishments and non-transient public lodging establishments. [Section 509.013(4), FS]

Transient public lodging establishment means “any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.”

Vacation Rental: Vacation rentals are transient public lodging establishments defined in s. 509.242(1)(c), FS, as: 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 that is also a transient public lodging establishment, but that is not a timeshare project.

License Classifications

Vacation rentals and timeshare project licenses have three different classifications (61C-1.002(4)(a), F.A.C.):

- * Single License: May include one single home or townhome, or a unit or group of units within a single building that are operated by the owner.

- * Group License: Covers all units within a building or group of buildings in a single complex that are licensed to a licensed agent. (Multiple group licenses may be issued to different licensed agents for units located on the same property.)

- * Collective License: Issued to a group of houses or units found in separate locations that are represented by the same licensed agent. (A collective license may have a maximum of 75 houses or units per license and is restricted to counties within one district.)

State Enforcement Can & Can't

Transient Lodging

YES, CAN ENFORCE	NO, CANNOT ENFORCE
Balcony or railing safety	Structural problems that are not readily observable – Contact the local building code enforcement authority.
Clean dishware and glassware	Licensed agent or management company business practices or marketing, including signs posted
Excessive trash on the property	Construction nuisances such as noise
Rats, roaches, or other bugs and pests in the room or rental unit	Swimming pools, hot tubs, Jacuzzis – Contact the Department of Health
Heat provided, as necessary, and able to maintain 68 degrees	Air conditioning
Showers, toilets, and sinks working	Optional clothes laundering services
Room cleanliness and condition	Amenities available
Clean towels and sheets provided in hotels, motels, and bed and breakfasts	Optional toiletries such as shampoo, conditioner, and lotion
Hearing impaired smoke detectors available	Smoke detectors or other fire safety issues – Contact the local fire authority
Ice machines and ice buckets	In-room coffee makers or clothes irons
Smoking in enclosed lobbies	Smoking inside rental units or rooms or on the property
Unlicensed activity	Refusal to rent (except based on age to active military personnel) – Report discrimination to the Florida Commission on Human Relations
Overbooking and help locating alternate accommodations	Reservations or cancellations
Exterior doors close and lock	Evictions
Pre-paid reservations	Customer service
Readily observable structural problems	Rental amount
Appliances in room	Gift certificates
Refusal to rent based on age for active military personnel	Credit card charges
	Americans with Disabilities Act issues – Contact the U.S. Department of Justice
	Guest behavior and noise
	Lost or stolen property or other police matters
	Discrimination – Contact the Florida Commission on Human Relations
	Tax-related concerns or issues – Contact the Department of Revenue
	Local laws and ordinances – Contact the local government



Common Safety Issues

- A current Certificate of Balcony Inspection (DBPR HR 7020) must be filed with the division every three years, unless exterior balconies and stairwells are “common” elements of a condominium. (For exemption to this requirement, the licensee must provide proof to the division that these areas are common elements.) The balcony certificate is available from the Division of Hotels and Restaurants website.
- 509.2112 Public lodging establishments three stories or more in height; inspection rules.—The Division of Hotels and Restaurants of the Department of Business and Professional Regulation is directed to provide rules to require that:
 - (1) Every public lodging establishment that is three stories or more in height in the state file a certificate stating that any and all balconies, platforms, stairways, and railways have been inspected by a person competent to conduct such inspections and are safe, secure, and free of defects.
- When must a balcony inspection be completed in a lodging establishment?
- An initial balcony inspection must be completed in the following circumstances:
 - Newly constructed establishments
 - Establishments which have changed ownership
- In these cases, the completed Certificate of Balcony Inspection form must be submitted with the license application or presented to the inspector at the time of the licensing inspection.

A new balcony inspection must also be completed every 3 years when the Certificate of Balcony Inspection form expires. Send the completed form to the appropriate Division of Hotels and Restaurants

Additional Safety Issues

- **At least one (1) approved locking device is required that cannot be opened by a non-master guest room key on all outside and connecting doors. (Cannot be a sliding chain or hook and eye type of locking device.)**
- **A fire extinguisher must be present, properly charged and accessible.**
- **Specialized smoke alarms for the hearing impaired shall be available at a rate of one per every fifty rental units with a maximum of five required.**

Common Sanitation Items

- **Water from a nonpublic system (e.g., well) shall be sampled and tested at least annually and as required by state water quality regulations.**
- **If dishes and glassware are provided, you must sanitize them between guests. (Proper warewashing requires a three-compartment sink or commercial dishmachine; OR the operator must post a notice informing guests that the dishes and glassware have not been sanitized according to public food service establishment standards. The notice must include the specific language on the notice available from the division website**

Common License Exemption

Renting a single room or rooms other than the whole unit is not classified as a public lodging unit and would not require a license from the Division of Hotels and Restaurants.



FAVR - Leading In Education

FREE Certification

Mandatory Human Trafficking
Awareness Training

5 Credits On Our Certifications



Meaningful **FAVR**
Business Acumen
The Voice of Hospitality in the Sunshine State

Proficiency Training in Vacation Rental Management



ALL Hospitality Providers Must Have Their Front-Line Employees Participate Annually

We are the Alliance dedicated

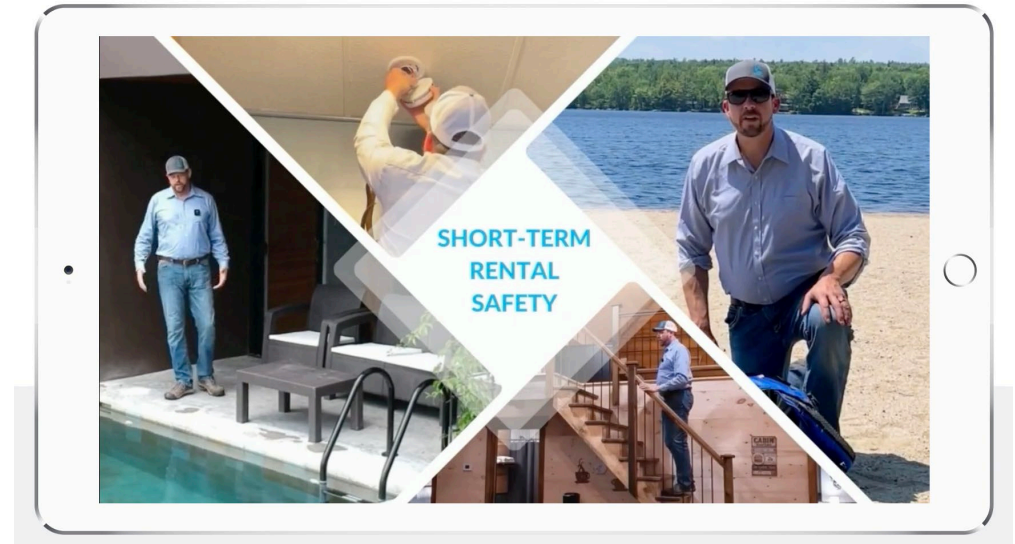
TO END HUMAN TRAFFICKING
IN THE STATE OF FLORIDA



FAVR - Leading The Industry In Guest Safety



- FAVR – 5 Credit Program
- FAVR/BREEZEWAY 4 Hour Safety Program
 - 41 Safety Topics
 - 5 Chapters
 - 25+ Videos
 - 1 Exam
 - Safety Policy for your Agency
 - Safety Inspection Check-List
 - Access to the Breezeway software for safety inspections (if you aren't already a Breezeway Customer)
 - Course Completion Certificate
- \$350 for non members and FREE for members.



FAVR DELIVERS Education

Courses

6/11/2023

DBPR 101

Knowing Your State of Florida Requirements To License A Vacation Rental

DBPR

Denise Hanks

6/26/2023



FLORIDA ALLIANCE TO END HUMAN TRAFFICKING

Human Trafficking Awareness

Denise Hanks

6/27/2023



breezeway

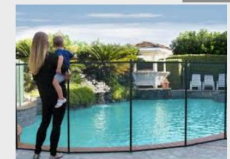
SHORT-TERM RENTAL SAFETY INSPECTOR COURSE - FLORIDA VERSION



STR Safety Course

Denise Hanks **USD 350**

6/27/2023



Water & Pool Safety

Denise Hanks


6/27/2023



Removing Problem Guests

Denise Hanks **USD 10**

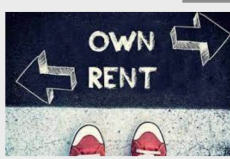
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Getting Started In Vacation Rentals

Denise Hanks **USD 10**

6/27/2023



OWN RENT

Arbitrage/Master Leasing

6/27/2023



Using Sub-Contractors & Best Practices

Using Sub-Contractors & Best Practices

6/27/2023



airbnb

airbnb Co Hosting & Team Hosting 101

Know What Insurance Coverage Works





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Thank You!

Questions?
Comments!

