

GET COMPLIANT & REMAIN COMPLIANT WITH OUR HANDY GUIDE

DO I NEED TO LICENSE MY FLORIDA VACATION RENTAL PROPERTY WITH THE STATE?

YES

Yes if you are renting an entire unit more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or if it's advertised or held out to the public as a place regularly rented to guests.

NO

if you are renting a single room or rooms other than the whole unit, you would not be classified as a public lodging unit and would not require a license from DBPR, Division of Hotels and Restaurants. Please be advised your business may still be subject to city, county or other local authority jurisdiction and registration programs.

Note: You may need to comply with other local registrations and inspections also in addition to this license.



WHICH FLORIDA STATE AGENCY DO I LICENSE WITH?

The Division of Hotels and Restaurants licenses vacation rentals under the Department of Business and Professional Regulation. (DBPR) You would either apply for a dwelling license or a condo license.

WHAT IF I OWN OR MANAGE MORE THAN ONE PROPERTY? CAN I LICENSE ALL TOGETHER?

A Single license may include one single-family house or townhouse, or a unit or group of units within a single building that are owned and operated by the same individual person or entity, but not a licensed agent.

A Group license is a license issued to a licensed agent to cover all units within a building or group of buildings in a single complex.

A Collective license is issued to a licensed agent who represents a collective group of houses or units found on separate locations. A collective license is limited to 75 units or less and is restricted to counties within one district. Use form 7010 below for adding more properties.

Note: adding and/or dropping properties from the license? You may use form DBPR HR-7010, Notification of Change, send it via email to the address noted on the form

DOES BEING A LICENSED AGENT WITH DBPR MEAN I HAVE TO BE A REALTOR?

NO, a "Licensed Agent" does not mean the operator of a vacation rental management company must hold a license from the Division of Real Estate. "Licensed Agent" means that the operator of a management company has been "licensed" by the property/unit owner to hold out the property/unit for rent on a transient basis. The "license" can be in the form of a rental agreement or contract between the two parties.



HOW LONG DOES IT TAKE TO GET A STATE VACATION RENTAL LICENSE IF I APPLY ONLINE?

Usually a digital license is 24 to 48 hours if all the information is received at once. Need more license information for your vacation rental? Refer to our handy guide at.

www.FloridaAVR.org

