Florida Vacation Rental License Checklist

Everything a Florida short-term rental needs before the first guest

1. BEFORE YOU BUY OR LIST

- [ ] **Confirm the city or county allows short-term rentals at the address**
  Zoning still applies, and some cities kept rules from before the 2011 state preemption.
- [ ] **Read your HOA or condo association rules**
  Associations can set minimum lease lengths or ban short stays. No license overrides them.
- [ ] **Decide who will own the property: you or an LLC**
  Florida lodging licenses can't be transferred, so apply once in the right name.
- [ ] **Check your homestead exemption**
  Renting the entire homestead for more than 30 days a year, two years in a row, can end it.

2. STATE REQUIREMENTS

- [ ] **Florida DBPR vacation rental license**
  Needed if the whole unit is rented more than 3 times a year for stays under 30 days.
- [ ] **Florida sales tax registration (Department of Revenue)**
  Every stay of six months or less owes 6% state sales tax plus any county surtax.

3. COUNTY REQUIREMENTS

- [ ] **County tourist development tax account**
  Rates run about 5% to 6%. Airbnb collects it in some counties but not all.
- [ ] **County business tax receipt**
  Issued by the county tax collector in most counties.
- [ ] **County vacation rental registration, where required**
  Examples: Walton, St. Johns and Collier. Hillsborough starts January 2027.

Florida Vacation Rental License Checklist

City rules, inspection and staying compliant

4. CITY REQUIREMENTS

- [ ] **City business tax receipt**
  Many cities require their own on top of the county's.
- [ ] **City vacation rental registration or permit, where required**
  Often includes a fee, an inspection, occupancy limits and a local contact.
- [ ] **24/7 local contact or responsible party, where required**
  Some cities require a response within an hour.

5. GET INSPECTION-READY

- [ ] **Smoke and carbon monoxide detectors in working order**
- [ ] **Fire extinguisher, charged and tagged, where required**
- [ ] **Pool barrier, gate latch or alarm if there's a pool or spa**
- [ ] **Required postings: license, emergency info, occupancy, trash and parking rules**
- [ ] **Clear exits and working emergency lighting where required**

6. LIST IT AND STAY COMPLIANT

- [ ] **Add your license or registration numbers to every listing**
  More cities require them, and platforms remove listings without one.
- [ ] **Set up tourist tax and sales tax filing dates**
  Many counties require a return every period, even when it's $0.
- [ ] **Put renewal dates on your calendar**
  DBPR licenses, business tax receipts and city registrations renew on their own schedules.

Want this done for you?

Start with a $149 Property Check. We confirm your address, list every requirement and file them.

greenlitlicensing.com/check · Call or text (786) 955-3993