

REGULATION OF SHORT-TERM RENTALS

Can the County prohibit short-term rentals (“STRs”)?

- No, the Florida Legislature has preempted the County from regulating STRs.
- County cannot prohibit STRs or regulate the duration or frequency of STRs.
- See section 509.032(7), Fla. Stat.

What aspects of STRs can the County regulate?

The County may:

- Limit occupancy per unit
- Require STRs to register with the County
- Require specific information to be posted on site
- Impose inspection requirements
- Regulate parking, solid waste, evacuations, etc.

Are there any exceptions?

Yes. The Okaloosa Island Covenants and Restrictions limits the uses within any B-1 Private Residential Area and prohibits residence from being “operated as a group or rented to transients.” This restriction predates the 2011 legislative preemption and therefore, is grandfathered and exempt from the statutory requirements.

Bottom Line:

The County has no authority to prohibit STRs except within certain areas of Okaloosa Island.

