

CITY OF FORT PIERCE VACATION RENTAL ORDINANCE



History

In December, 2020, the Planning Commission recommended to the City Commission that a vacation rental task force be assembled to research how vacation rentals are handled in other areas and how that may apply within the City of Fort Pierce.

Staff initiated the work group made up of key department employees, a member of the planning board, a citizen and a real estate professional, with meetings beginning in February.

In June, 2021, the work group presented its findings to the City Commission; staff then drafted a proposed ordinance which incorporated task force findings, staff views, public and city commission feedback, and the practical and functional implementation.

Important definitions

Vacation rentals are rental units being rented for 30 days or less and are regulated by the Florida Department of Business and Professional Regulation (DBPR).

Short-term rentals (often called seasonal rentals) are rental units being rented for greater than 1 month but less than 6 months but are not regulated nor licensed by the DBPR. They are required to collect and remit sales tax and bed tax.

Task Force Research Findings

Established Standards and Requirements for vacation and short-term rentals.

- All units must be registered with the City and renew annually.
- Must meet Florida Building, Fire and Life Safety Codes
- Responsible Person available 24/7 to respond to complaints
- Parking requirements and limitations
- Maximum occupancy
- Events and Noise requirements
- Sexual offender registration with St. Lucie County Sheriff's Dept.
- Advertising requirements
- Interior and Exterior information posting requirements

Task Force Research Findings

- Management company or responsible person requirements.
- Application components
- Conditions for denial and revocation of rental unit registration.
- Code enforcement provisions
- Initial and bi-annual unit inspections required:
 - Swimming pools must be inspected by state licensed contractor
 - Presence of required safety equipment, smoke and carbon monoxide alarms and fire extinguishers.
 - Inspections by Code Enforcement to verify compliance with established standards and requirements
- Registration Fee of \$1200 to include city inspection.
- Fee to fund two Code Enforcement Officers

Staff Recommendations

- Rental unit registration shall be required of each individual unit.
- Pool and Rental Unit inspections will not be required by the City; any inspections would be conducted by the state.
- All other standards and requirements along with the enforcement of such remain in effect.
- Registration Fee should be \$250.00 per unit annually with the elimination of the inspections.
- One Code Enforcement Officer funded by the registration fee to ensure proactive enforcement of requirements and identifying unregistered rental units.

Possible Actions of the City Commission

- APPROVE the ordinance with the Task Force findings establishing Standards, Requirements, and Enforcement and incorporating the staff recommendation to remove all inspections. (Ordinance as attached)
- APPROVE the ordinance with CHANGES.
- DISAPPROVE the ordinance and request the Task Force to continue its research.

Questions?

