



# STR/VR UPDATE

June 10, 2023



# STR/VR PROGRAM UPDATE

	September 2022	June 2023
Units Advertised (major sites only – does not include local postings or websites)	307	416
Units Registered	301	274
Enforcement #s	Unable to quantify	138 Notices of Violation <ul style="list-style-type: none"> <li>• 33 (24%) complied</li> <li>• 24 (17%) scheduled for SM Hearing</li> </ul>
Revenue	\$97,500 <small>At mid-point fee dropped to \$300.00</small>	\$164,400 <small>No mid-point drop</small>
Granicus Software Fee	\$32,240	\$11,540
Staffing Costs	Approx. \$95,025	Approx. \$18,857.00 <ul style="list-style-type: none"> <li>• Utilized the median salary range from most recent report.</li> <li>• CE – 40 hrs / month (\$12,571)</li> <li>• CC – 20 hrs / month (\$6,286)</li> </ul>

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- ▶ Granicus software caused multiple problems with the registration process, which resulted in:
  - ▶ Enforcement difficulties due to incorrect data.
  - ▶ Unhappy residents that were attempting to be compliant but were faced with a non-functioning portal.
  - ▶ An excessive amount of staff time trying to address the residents, correct the problems and find a working solution.
- ▶ Since bringing the registration program in house, these issues have all been addressed resulting in:
  - ▶ Consistent and accurate enforcement efforts.
  - ▶ Residents who are able to work through the process directly with City staff.
  - ▶ A workable solution and program.
- ▶ Granicus still provides:
  - ▶ Our research – identifying the advertisements and matching them to an address/owner.
  - ▶ 24-hr help line / online complaint portal.
  - ▶ Both services are working as expected and provide a benefit to the City.

# ITEMS FOR CONSIDERATION

- ▶ Reconsider application fee to be more in line with similar jurisdictions.

Village of N Palm Beach	\$600	Oakland Park	\$250; \$100 renewal
City of Fort Pierce	\$600	City of Sarasota	\$250; \$150 renewal
Town of Davie	\$500.00; \$450 renewal	Vero Beach	\$250
City of Parkland	\$500	Cocoa Beach	\$200
Indian Harbour Beach	\$500; \$350 renewal	Dunedin	\$200
Monroe County	\$490; \$100 renewal	Temple Terrace	\$200
Fort Lauderdale	\$350; \$160 renewal	Maitland	\$200; \$75 renewal
Hallandale Beach	\$300; \$250 renewal	Deerfield Beach	\$100
Fort Myers Beach	\$300	Cape Coral	\$35 for ALL rental properties
Coral Springs	\$280; \$109.67 renewal		
Town of Cutler Bay Plantation	\$250; \$110 renewal \$250		
City of Anna Maria	\$2160 down to \$298 based on occupancy		
St. Augustine	\$663 down to \$295 based on bedrooms		
City of Destin	\$700 down to \$500 based on square feet		
Tequesta	\$200 per bedroom		

\*note that several jurisdictions require annual inspections and other fees in addition to the registration and renewal fees. City of Fort Pierce does not perform inspections.

# ITEMS FOR CONSIDERATION

- ▶ Staff has identified a few necessary corrections to the ordinance. Most are minor and administrative, which will be presented to the Commission in a proposed amendment. One item that requires additional discussion:
  - ▶ **Sec. 22-509. Management company or responsible person.**
    - ▶ (a) An owner of a rental unit **may** designate a management company or responsible person to manage the unit on his/her behalf.
    - ▶ (b) **The responsible person shall officially reside in a dwelling unit located within St. Lucie County.** Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida driver's license or Florida identification card only.
  - ▶ **For consideration –**
    - ▶ What if the owner does not choose to designate a company or responsible person and they do not live in St. Lucie County? Possibly amend the ordinance to say if no responsible party is designated, the owner must comply with all regulations related to the responsible party?
    - ▶ What if the owner or responsible party lives in Vero Beach? Possibly amend to allow the responsible party to live within a 30-mile radius to allow for our neighboring counties?



Questions?

