

Redington Shores Vacation Rental Standards

Duties of Property Owners / Responsible Party (*R.S. Code §90-116(D)*)

- For each vacation rental, the responsible party shall:
 - (a) Provide written notice to transient occupants, prior to occupancy of the vacation rental, of the vacation rental standards set forth herein and other applicable laws, ordinances, or regulations concerning noise, public nuisance, vehicle parking, solid waste collection, and common area usage. This information shall also be made available to each transient occupant inside the subject property;
 - (b) Ensure compliance with all provisions of this section, including the vacation rental standards set forth herein, and promptly address and report any violations of this section or of such other law or regulation of which the responsible party knows or should know to the Town or law enforcement, as appropriate, as well as to the peer-to-peer or platform entity;
 - (c) Ensure that any violations regarding the rental of the property are able to be promptly addressed and resolved 24 hours a day/7 days per week; and
 - (d) Maintain a register with names and dates of stay of all guests, including but not limited to all transient occupants and their invitees, which shall be open to inspection by the Town.
- *Maximum occupancy.* Maximum overnight occupancy for vacation rentals shall be up to a maximum of two persons per permitted bedroom, plus two additional persons per property, up to a maximum of 12 persons, excluding children under six (6) years of age. At all other times, maximum occupancy for vacation rentals shall not exceed the maximum overnight occupancy of the vacation rental plus four additional persons per property, up to a maximum of 16 persons, excluding children under six (6) years of age. For purposes of this subsection, "overnight" shall mean from 10:00 p.m. until 7:00 a.m. the following day. Notwithstanding the foregoing, at no time may the occupancy of a vacation rental exceed the maximum occupant load for the property under the Florida Building Code.
- *Solid waste handling and containment.* Solid waste containers sufficient to handle the maximum occupancy permitted shall be maintained in accordance with Chapter 127. All regulations regarding screening and storage of solid waste containers shall apply to vacation rentals. For purposes of this section, and as required in Section 127-4, all solid waste containers shall be placed near the curb or alley no earlier than 6:00 p.m. of the evening preceding the collection day, and must be removed not later than 7:00 p.m. of the day of collection.
- *Advertising and signs.* Signs shall only be allowed to the extent permitted by the regulations in the code applicable to the relevant zoning district. Any advertisements or signs pertaining to vacation rentals that are inconsistent with the requirements, restrictions, and regulations of the Certificate of Use or these vacation rental standards shall be deemed prima facie evidence in any enforcement action that a vacation rental is being operated in violation of this section.

- *Posting of Certificate of Use.* Whenever a property is being used as a vacation rental, the Certificate of Use required by this section shall be available in a conspicuous location that is clearly visible to guests within the vacation rental and shall include, at a minimum, the name, address, and phone number of the responsible party and the maximum occupancy of the vacation rental.
- *Parking and vehicles.* All parking must comply with Chapter 140, and all other applicable sections of this code. In addition, all vehicles associated with the vacation rental, whether in the possession or control of the property owner, responsible party, or transient occupant, shall only be parked within a driveway or in a designated parking area on the subject property. Transient occupants shall not be permitted to park more than two vehicles at any one time on the subject property during the rental period, unless the property has additional, lawfully permitted, parking spaces sufficient to park additional vehicle(s) without encroaching on Town right-of-way.
- *Noise.* All transient occupants shall abide by Chapter 101 of this code, which prohibits unreasonably loud, excessive, unnecessary, or unusual noise. In addition, outdoor amplified sound at a vacation rental shall not be permitted at any time.
- *Public nuisance.* The responsible party and all transient occupants shall abide by all applicable state and local public nuisance laws and ordinances, including, but not limited to, Sections 823.05 and 823.10 of the Florida Statutes and Article II of Chapter 103 of this code.
- *Pets.* If the responsible party permits transient occupants to have pets at the vacation rental, such pets shall be at all times secured within the property lines or on a leash, but shall not be tethered. Continual nuisance barking by pets is prohibited. The keeping of pets shall be subject to the regulations of this section and Chapter 56 of this code regarding animals.
- *Swimming pool safety features.* If there is a swimming pool onsite, the responsible party shall ensure that the swimming pool has in place at least one of the pool safety features listed in Section 515.27, Florida Statutes, (i.e., pool safety barrier, pool safety cover, pool alarm, or door latch/alarm) prior to use of the property as a vacation rental by any person under the age of six. The responsible party shall be deemed to have complied with this provision if the pool safety feature is put in place at the time that the property is turned over to any transient occupant occupying the vacation rental. This provision shall not apply to a vacation rental with a community swimming pool onsite, such as in a condominium. Compliance with this provision shall be in addition to compliance with Article V of Chapter 90 of this code pertaining to swimming pool fences.