

ORDINANCE NO. 2021 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING SHORT-TERM RENTAL REGISTRATION REQUIREMENTS FOR OWNERS OF SHORT-TERM VACATION RENTALS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 125, Florida Statutes, the Board of County Commissioners may adopt ordinances and resolutions necessary to preserve the health, safety and welfare of the residents of Collier County, except where prohibited by law; and

WHEREAS, short-term vacation rentals situated in single-family residential neighborhoods is a growing interest; and

WHEREAS, these regulations do not regulate duration or frequency of rentals, but are intended to address the impacts of transient occupants on established residential neighborhoods; and

WHEREAS, the Board finds that the measures required by this Ordinance will help maintain residential use and enjoyment for Collier County citizens and residents.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

Section One: Title

This Ordinance shall be known and cited as "The Collier County Short-Term Vacation Rental Registration Ordinance."

Section Two: Legislative Findings and Intent

The Board hereby finds that the use of residential dwellings for short-term vacation rentals in established residential neighborhoods may create community impacts, including, but not limited to, excessive noise, accumulation of trash, on-street parking and diminished public safety; that to lessen these impacts and to protect the quiet enjoyment of neighboring residential units it is necessary to have a known, responsible person to contact who can reasonably address issues that may arise from the use of short-term vacation rentals, many of which are owned by non-residents; and that some owners of short-term vacation rentals may not properly remit required taxes and fees. Accordingly, it is the intent of this Ordinance to collect current and accurate information regarding short-term vacation rental properties and to encourage

the appropriate management of these properties in order to protect the general health, safety and welfare of the residents and visitors to Collier County.

Section Two: Definitions

The following words, terms, and phrases, when used in this Ordinance, shall have the meanings set forth herein:

Designated Responsible Party. The term "Designated Responsible Party" means any person eighteen (18) years of age or older designated by the Owner, tasked with responding to requests or complaints and other problems relating to or emanating from the Short-Term Vacation Rental. An Owner may retain a private property management company to serve as the Designated Responsible Party. The Designated Responsible Party shall be the agent of the Owner authorized to accept County-issued citations and notices of violation arising from the use of the Short-Term Vacation Rental.

Owner. The term "Owner," shall mean the person or entity holding legal title to the short-term vacation rental property, as reflected in the Collier County Tax Collector's records.

Short-Term Vacation Rental. A "Short-Term Vacation Rental" means the rental of any habitable space, including a room, apartment, living quarters, in any residential building, including but not limited to condominiums, single-family or multi-family homes, for a term of six months or less, as provided in F.S. § 125.0104(3)(a), as amended, unless such person rents, leases, or lets for consideration any living quarters or accommodations which are exempt according to the provisions of F.S. Ch. 212. Traditional hotels, motels, timeshare projects, and bed and breakfast inns, as defined by Ch. 509, Florida Statute, are not included in this definition and are exempt from this Ordinance.

Section Three: Short-term Vacation Rental Requirements

Prior to commencing any Short-Term Vacation Rental, it is the affirmative duty of the Owner to:

1. Register with the Florida Department of Business and Professional Regulation and the Collier County Tax Collector.
2. Obtain a Collier County Registration Certificate for each Short-Term Vacation Rental unit owned. The Certificate must identify that unit's Designated Responsible Party and current contact information. The Owner must notify the County in writing of any changes in ownership or of the Designated Responsible Party within ten (10) business days of such change.
3. Inform all guests prior to occupancy of the Short-Term Vacation Rental unit of all applicable Collier County ordinances, including noise, parking, and garbage.