



April 14, 2017

Short-Term Vacation Rentals – Oppose CS/SB 188 and HB 425

CS/SB 188 (Steube) will be considered by the **Senate Community Affairs Committee** on Monday, April 17 at 4:00 p.m. Please contact Senators on this committee and urge them to **OPPOSE CS/SB 188**.

HB 425 (La Rosa) is expected to be considered by the **House Commerce Committee** on Wednesday, April 19 at 8:00 a.m. Please contact Representatives on this committee and urge them to **OPPOSE HB 425**.

CS/SB 188 and **HB 425** would preempt cities from adopting ordinances specific to vacation rentals. The Florida League of Cities opposes CS/SB 188 and HB 425 because it would take away local government authority to regulate short term rental properties to protect the health and welfare of residents, visitors and businesses. If your city has adopted a vacation rental ordinance since the law changed in 2014, that ordinance will be nullified.

Cities were preempted from regulating vacation rentals in 2011. Due to an increasing number of problems with vacation rentals post-2011 (and after considerable complaints from city officials), the legislature passed a bill that gave cities back some regulatory authority over vacation rentals. As long as the ordinance does not affect the duration or frequency of the rental, or outright prohibit rentals in an area (zoning), cities can adopt regulations that only apply to these properties. One example is requiring all vacation rentals to register with the city, provide proof of licensure from the state, and be inspected to ensure that the properties are compliant with building, fire, and life safety codes. Other ordinances require that the contact information of the property manager is posted somewhere on the exterior of the house, usually a small sign by the front door, so that neighbors can call the property manager if there is an issue, instead of the cops.

The FLC opposes CS/SB 188 and HB 425 because they would prohibit cities from adopting any of these ordinances. It is important that cities be given the flexibility to solve problems in their community as they occur and reverting back to a full preemption would prevent cities from doing that.

Please contact members of the Senate Community Affairs Committee and urge them to Oppose CS/SB 188!

Senate Community Affairs Committee – Oppose CS/SB 188

Senator	District	TLH Ph.	E-mail
Tom Lee, Chair	R-20	(850) 487-5020	lee.tom@flsenate.gov
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David Simmons	R-9	(850) 487-5009	simmons.david@flsenate.gov

Please contact members of the House Commerce Committee and urge them to Oppose HB 425!

House Commerce Committee – Oppose HB 425

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You can also use the League's [Contact Your Legislator](#) advocacy tool to e-mail your legislators.

Should you have any questions, please contact: Casey Cook at ccook@flicities.com or 850-228-8559 (cell).

Thank you for your advocacy efforts!