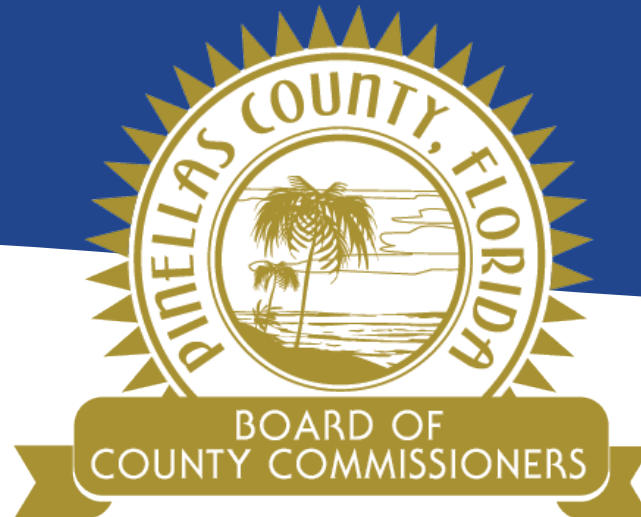


Short-Term Rentals (STR's)

Kevin McAndrew

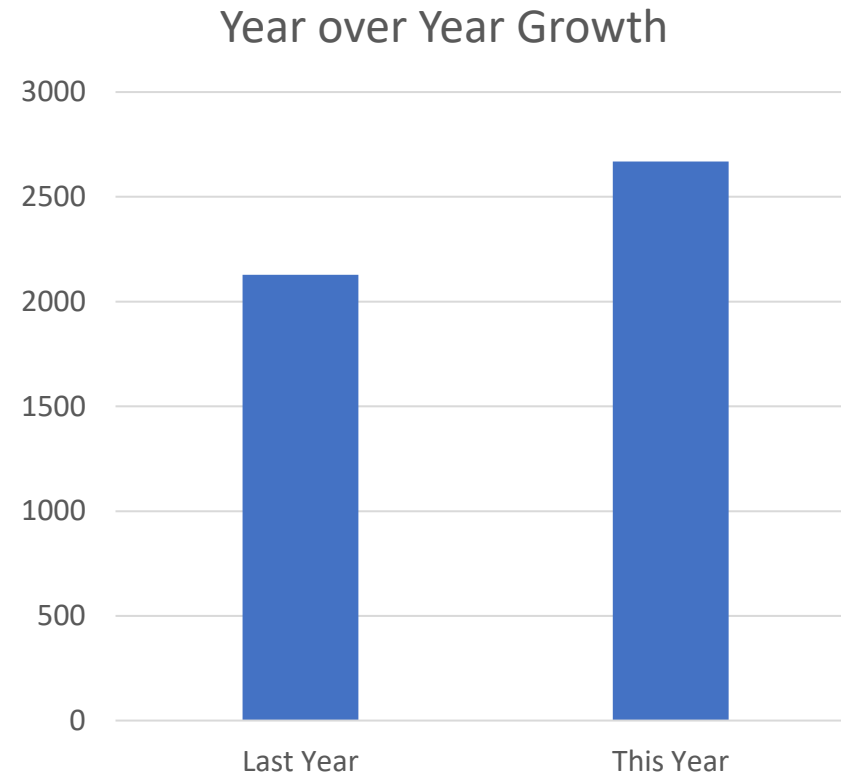
Director of Building & Development Review Services
and Code Enforcement



Our Vision:
To Be the Standard for
Public Service in America

A Current Look at STR's in Pinellas County

- 2,668 unique rental units in unincorporated County as of March 2024 (*source – Host Compliance*)
- 17,995 unique rental units in all of Pinellas County as of March 2024 (*source – Host Compliance*)



25% YoY Rental Unit Growth

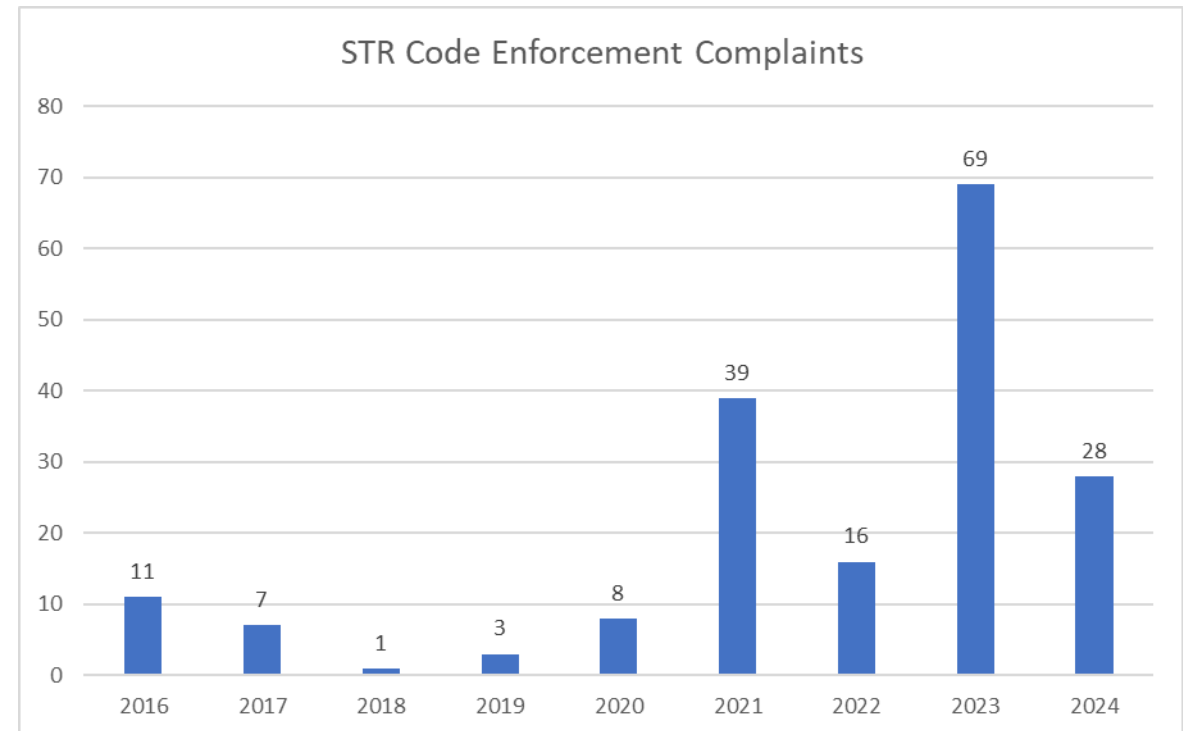
Image Source– Host Compliance

How STR's are Regulated today

- **Land Development Code (LDC) 138-3232**
 - Rentals more than 3x/calendar year for 30-days or less
- **Basic “Quality of Life” Standards**
 - Max. occupancy (10), parking, noise/quiet hours, posting of contact information
- **NO registration program**
 - Zoning clearance used (\$66)
- **Lack of Accounting Where & How many STR's are operating**
- **Limited Ability for proactive monitoring/enforcement**

Enforcement Today

- **Reactive based on complaints made. Most often, investigation is after the fact with no violation observed**
- **Caseload history- Significant increase in the last 12 months**
- **Current enforcement fines and criteria are ineffective**



Role of the State – SB280 Highlights

State Statute 509.032 – Preempts local municipalities from regulating duration and/or frequency of stays

SB280 Highlights – Expands Preemptions (Effective July 1, 2024):

- **Preempts licensing to State (DBPR)**
- **Preempts host platforms (i.e.- VRBO, AirBnB, etc.) to State**
- **Regulates occupancy standards (2 per BR plus 2 for common area or 1 person/50 SF plus common area)**
- **Allows municipalities to have registration program with annual renewal**
- **Allows municipalities to integrate inspection programs (e.g. – life safety)**
- **Allow municipalities to regulate “quality of life” standards if uniformly applied whether property is used as a STR**
- **Enforcement - Fines & Option for License Suspension and/or Revocation**

Overall Approach *(based on SB 280 being signed)*

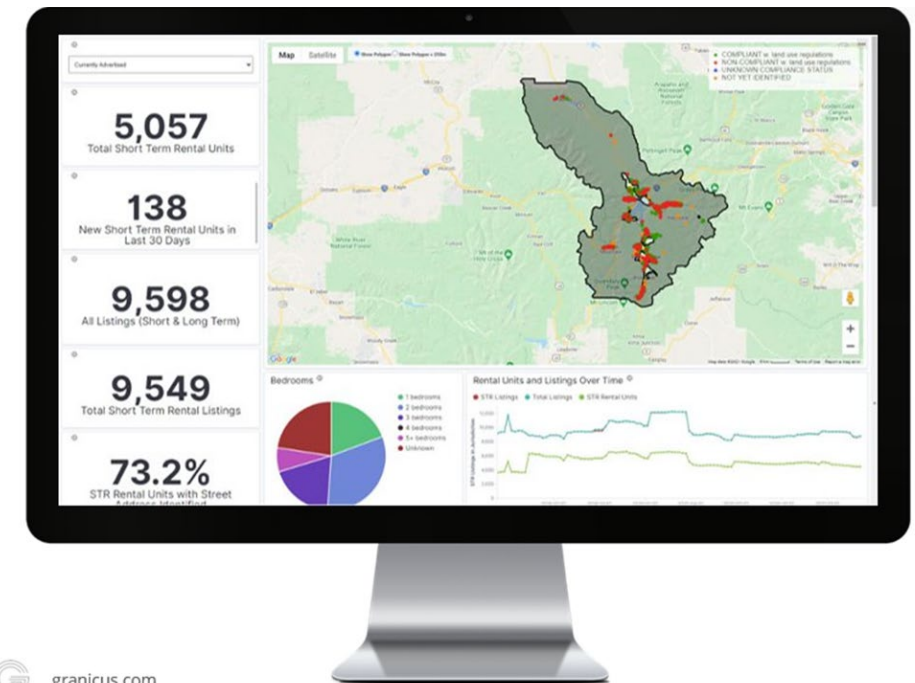
Bring accountability & shift to a proactive approach through a registration program

- **Registration Program**

- **Verification of State DBPR Licensing**
- **Verification of Compliance with Bed Taxes**
- **Homestead Compliance**
- **Update Required Information on a Continuing Basis**
- **Maximum Occupancy**

- **Life Safety**

- **Acknowledgement of Compliance with FBC Fire Safety & Pool Barrier Safety**
- **Registration Sharing with Local Fire Districts**



granicus.com

Image Source– Host Compliance

Options and Considerations

Registration and Compliance Support with 3rd Party Vendor offering various platforms that:

- Automate Registration supported by Address Identification
- Proactive Compliance Monitoring Software and Documentation (e.g. occupancy compliance)
- Support enforcement with violation issuance

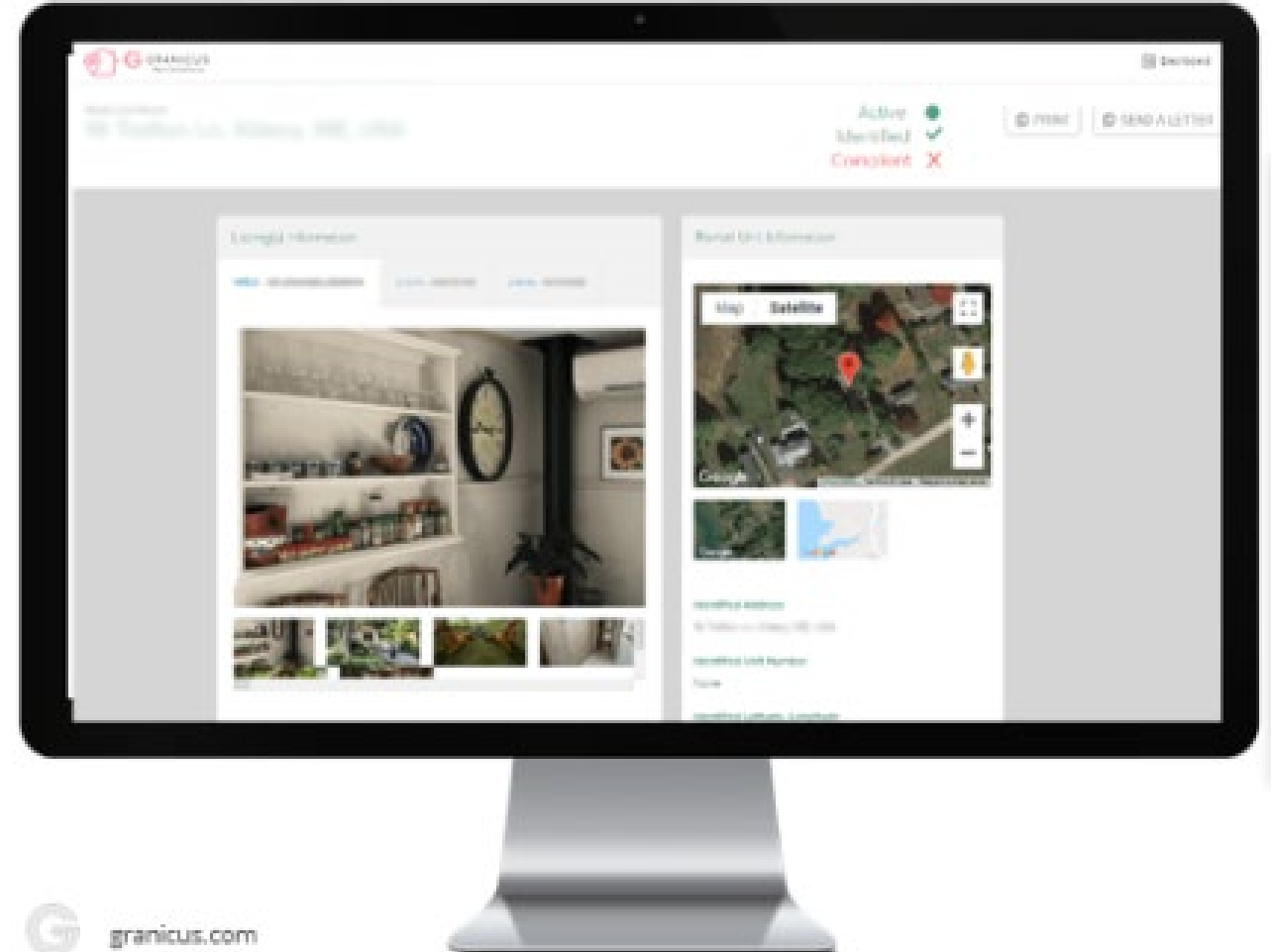


Image Source– Host Compliance

Recommendations/Framework for Updated Ordinance



- Guided by alignment with SB280 (*based on signed bill*)
- Incorporation of Registration Program with 1st time fee of \$250 and annual renewal of \$125
- Update “quality of life” standards within LDC 138-3232 including noise
- Incorporate registration acknowledgement for compliance with FBC fire safety code and Pool Safety Barrier Act
- Incorporate updated Enforcement per SB280 for License Suspension/Revocation Provisions including up to a \$500 flat fine for failure to register and violations specific to short-term rental usage (e.g. occupancy)

Next Steps

- **Advance Updated Ordinance (based on SB280) –Target Adoption of Late Summer/Early Fall 2024**
- **Prepare Business Impact Assessment per SB280**
- **Retain Qualified 3rd Party Vendor subsequent to Ordinance Update**
- **Have Registration Program In-Place for Fall 2024**