

**Pre-Effective Date Application Vesting Language:**

Section 138-3232

*(f) Mandatory Short Term Rental Certificate of Use.*

(1) No short -term rental unit may either be rented or offered for rent within the county without a valid short term rental certificate of use. Failure to operate a short term rental unit without a current short term rental certificate of use is a violation of this section. It is recognized there are agreements for short-term vacation rentals in existence at the time of passage of the ordinance enacting this section. Rental agreements entered into prior to the adoption of this section on March 25, 2025 shall be considered vested. Should any issue arise as to whether a rental agreement is vested under this subsection, the owner or responsible party shall provide proof of a vested rental agreement to the satisfaction of the County, including providing electronic data that establishes the date on which the agreement at issue was entered into.

2 through 15 unchanged.

**Florida Statutory Definition for Bedroom:**

- (b)1. “Bedroom” means a room that can be used for sleeping and that:
- a. For site-built dwellings, has a minimum of 70 square feet of conditioned space;
  - b. For manufactured homes, is constructed according to the standards of the United States Department of Housing and Urban Development and has a minimum of 50 square feet of floor area;
  - c. Is located along an exterior wall;
  - d. Has a closet and a door or an entrance where a door could be reasonably installed; and
  - e. Has an emergency means of escape and rescue opening to the outside in accordance with the Florida Building Code.
2. A room may not be considered a bedroom if it is used to access another room except a bathroom or closet.
3. “Bedroom” does not include a hallway, bathroom, kitchen, living room, family room, dining room, den, breakfast nook, pantry, laundry room, sunroom, recreation room, media/video room, or exercise room.

## **Sexual Offender and Predator Language:**

### *(g) Standards for Short Term Rentals*

(1) All short -term rental units, whether single-family homes, duplexes, condominium units, three- or four-unit complexes, or multiple family complexes, must meet the following minimum life/safety requirements:

- a. Bedrooms. Meets minimum room areas per Florida Building Code (FBC) R304.1 and minimum ceiling height per FBC R305 and Pinellas County Code Section 22-300 (dwelling space);
- b. Smoke Alarms and Carbon Monoxide Detectors. Meets the requirements of the Florida Building Code and manufacturers specifications;
- c. Swimming Pool. Meets the requirements of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

(2) *Occupancy*. Occupancy will be no more than two persons per bedroom plus two persons in one common area. Children under twelve (12) years of age shall not be included in the calculation of occupancy.

(3) *Noise*. No person will make, continue, permit, or cause to be made or continued, any noise which violates Pinellas County Code Chapter 58, Article XII, Noise.

(4) *Parking*. A minimum of one off-street parking space will be provided for every three occupants. The number of parking spaces shall be rounded up to the next whole number. Garage spaces count towards minimum requirement if available to the occupant(s). Front lawn parking does not count towards the minimum requirement.

(5) *Responsible party*. A responsible party will be available in a reasonable time to respond to inspections, complaints, or other problems related to the short term rental property. The duties of the short term rental responsible party are to:

- a. Be available by telephone at the posted phone number to handle any issues arising from the short -term rental use 24 hours a day, seven days a week;
- b. If necessary, be willing and able to come to the short term rental unit following notification from an occupant, owner, law enforcement, or county official to address issues related to the short term rental;
- c. Ensure sexual offenders and predators as defined in Florida Statutes § 775.21, § 943.0435, § 944.607, or § 985.4815 register with the Pinellas County Sheriff's office following the process set forth in Florida Statutes § 775.21, 48 hours prior to arrival at a vacation rental, regardless of the length of stay;

d. Comply with Florida Statutes § 775.215, as amended from time to time, pertaining to the distance separation of homes with a sexual offender or predator residing within the short term rental and any business, school, childcare facility, park, playground, or other places where children regularly congregate;

e. Inquire prior to check-in if any guest of a short term rental is a sexual offender or predator as defined in § 775.21, § 943.0435, § 944.607, or § 985.4815. If any guest of a short term rental is a sexual offender or predator as defined in § 775.21, § 943.0435, § 944.607, or § 985.4815, the operator shall immediately notify the Pinellas County Sheriff's Department;

f. Be authorized to receive service of any legal notice on behalf of the owner for violations of this section;

g. Otherwise regularly monitor the short -term rental unit to assure compliance with the requirements of this section;

h. An owner of a short term rental may designate an agent to manage the unit on their behalf. The county will provide a form for such purpose which must be completed, notarized, and submitted to the county. The agent must accept the designations on a form provided by the county. The designation of an agent does not relieve the owner of the responsibility to comply with all the state and local statutes and ordinances;

i. An agent who accepts a designation at act on behalf of a short -term rental property owner and is designated as the responsible party is subject to the same compliance standards and applicable penalties; and

j. A short- term rental property owner can withdraw an agent authorization by submitting a new properly executed agent authorization to the county. The county may rely on the latest form it has of the owner's intent.

(6) *Posting short term rental unit information* conspicuously on or near the interior side of the front door of the primary entrance, there will be provided on a single page the following information:

a. The name, address, and phone number of the short- term rental responsible party; The maximum occupancy of the unit, per this section, above;

b. The maximum number of vehicles that can be parked at the unit, per this section, above; along with a sketch of the location of the off-street parking spaces;

c. A copy of the Pinellas County Noise ordinance;

d. The days of trash pickup and recycling;

e. The location of the nearest hospital;

f. An after hours number to short term rental monitoring hotline; and

g. The following statement, or substantially similar language: *"You are vacationing in a residential area. Please be a good neighbor by keeping the noise to a respectful level during the day and night. Excessive and unreasonable noise can deprive neighbors of the peaceful enjoyment of their private property."*