



County of Monroe
The Florida Keys

Vacation Rental Program

**Vacation
RENTAL**



Responsibilities

The purpose of the Code Compliance Department is to promote, protect, and improve the health, safety, and welfare of the citizens of Monroe County and the environment by providing equitable, expeditious, and effective enforcement of all County Codes while establishing a working partnership with Monroe County neighborhoods.

Mission Statement

The mission of the Code Compliance Department is to enhance and sustain the quality of life of citizens and the environment through effective, expeditious, and equitable enforcement and compliance with building, zoning, land development, environmental, and other codes and ordinances that protect public health, life, safety, welfare, and natural resources.

**Code Compliance
Department**
Division of Growth
Management



**2798 Overseas Hwy
Suite 330
Marathon, FL 33050
Phone: 305.289.2810
Fax: 305.289.2858
www.monroecounty-fl.gov**

Monroe County – The Florida Keys

<http://www.monroecounty-fl.gov/>

Upper Keys 305.453.8806

Middle Keys 305.289.2810

Lower Keys 305.292.4495

Filing a Complaint?

Follow the link to our online complaint form

<http://www.monroecounty-fl.gov/forms.aspx?fid=74>

Information that we may need:

- You may remain anonymous
- Physical Address or Parcel Number
- Owner Name of the Property
- When did renters arrive and/or depart?
- How often are renters seen at the property?
- Have you had any contact with the renters?
- Vehicle TAG#'s, Boat Registrations #'s for renters

Information to know before you open your doors as a Vacation Rental



Overview of Vacation Rental Codes

Does your zoning and/or land use district allow vacation rentals?

If your home is located in an Improved Subdivision (IS) or Urban Residential Mobile Home (URM) land use district: It is unlawful to rent or use a home as a short term (less than 28 days) rental.

Does your advertising comply with the county codes?

All advertising should reflect 28 day minimum stay requirement and monthly rates for rental or lease. All rentals should be for 28+ consecutive days and to the same tenant.

** It is unlawful for any landlord, tenant, agent or other representative of a landowner to rent, lease, advertise or hold out (offer out) for rent any dwelling unit for vacation rental use in any district where a vacation rental use (less than 28 days) is prohibited.*

Do you have a business tax license?

All rentals (long-term and short-term, where allowed) require a business tax license. Call 305.295.5010 for more information or visit online at <http://www.monroetaxcollector.com/>

Working Together to Improve Our Lives.

Vacation Rentals *may* be allowed in the following Land Use Districts and require a Special Vacation Rental Permit:

SR (Suburban Residential)
MU (Mixed Use)
UR (Urban Residential)
IS-V (Improved Subdivision Vacation Rental)
OS (Offshore Islands)

Vacation Rentals are not allowed in the following Land Use Districts:

IS (Improved Subdivision)
URM (Urban Residential Mobile Home)
IS-M (Improved Subdivision Masonry)

CALL BEFORE YOU RENT your home

Please call if you have any questions with regards to the allowable uses in your land use district/zoning district.

Upper Keys

Code Compliance 305.453.8806
Planning 305.453.8800

Middle Keys

Code Compliance 305.289.2810
Planning 305.289.2500

Lower Keys

Code Compliance 305.292.4495
Planning 305.289.2500

Noise/Disturbance Issues please contact the Sheriff's Office:

Upper Keys 305.853.3211
Middle Keys 305.289.2430
Lower Keys 305.745.3184

Special Vacation Rental Permit Information

You may obtain the information to apply for a Special Vacation Rental Permit by calling the Planning Department at 305.289.2500 or accessing the county website <http://www.monroecounty-fl.gov>

Helpful Hints

An Owner or Agent is required to obtain an annual special vacation rental permit for each dwelling unit prior to renting unit as a vacation rental.

A vacation rental permit is not required if a vacation rental of a dwelling unit located within a controlled access, gated community with a homeowner's or property owner's association that expressly regulates or manages vacation rental use.

Please Note: If your dwelling is in a gated community, it does not mean that you are exempt from the county codes. For example: licensing, noise, vacation rentals, etc.

Multifamily vacation rentals located in a multifamily district must have 24 hour on-site supervision that has received an exemption from the planning director. Please contact the Planning Department for specific requirements.