

The Florida Senate  
**HOUSE MESSAGE SUMMARY**

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Prepared By: The Professional Staff of the Committee on Regulated Industries

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[2014s0356.hms]

BILL: SB 356, 1st Eng.  
INTRODUCER: Senators Thrasher, Altman, Ring, Sobel, and Sachs  
SUBJECT: Regulation of Public Lodging Establishments  
DATE: April 30, 2014

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**I. Amendments Contained in Message:**

**House Amendment 1 – 486775 (body and title)**

**II. Summary of Amendments Contained in Message:**

**House Amendment 1** prohibits local laws, ordinances, or regulations that regulate the duration or frequency of rental of vacation rentals. It repeals the provisions in current law that prohibit local laws, ordinances, or regulations that restrict the use of vacation rentals or that regulate vacation rentals based solely on their classification, use, or occupancy.

The amendment maintains the current prohibition against local laws, ordinances, or regulations that prohibit vacation rentals.

The amendment removes the provisions in the bill that prohibits local governments from regulating vacation rentals to limit the frequency of rentals or to set minimum stay requirements of greater than seven days. It also removes the exemption in the bill for any local law, ordinance, or regulation adopted on or before June 1, 2011.

The amendment does not repeal the exemption for local laws, ordinances, or regulations exclusively relating to property valuation as a criterion for vacation rental if the law, ordinance or regulation is required to be approved by the Department of Community Affairs (DCA) pursuant to an area of critical state concern designation.