



607912

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/09/2018	.	
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The Committee on Regulated Industries (Hutson) recommended the following:

Senate Amendment (with title amendment)

Delete lines 121 - 144

and insert:

subject matter; intent; duties.-

(1) The Legislature finds that:

(a) Property owners who choose to use their property as a vacation rental have constitutionally protected property rights and other rights that must be protected, including the right to use their residential property as a vacation rental;



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11 (b) Vacation rentals play a significant, unique, and
12 critical role in Florida's tourism industry, and that role is
13 different from that of public lodging establishments;

14 (c) There are factors unique to the ownership and operation
15 of a vacation rental; and

16 (d) Vacation rentals are residential in nature and, thus,
17 belong in residential neighborhoods.

18 (2) This part is created for the purpose of regulating the
19 factors unique to vacation rentals. The applicable provisions of
20 part I of this chapter are hereby deemed incorporated into this
21 part.

22 (3) All regulation of vacation rentals is preempted to the
23 state unless otherwise provided for in this chapter.

24 (4) The division has the authority to carry out this
25 chapter.

26 (5) The division shall adopt rules pursuant to ss.
27 120.536(1) and 120.54 to implement this part.

28 (6) The Legislature does not intend for the application of
29 this part to supersede any current or future declaration or
30 declaration of condominium enacted pursuant to chapter 718,
31 cooperative documents enacted pursuant to chapter 719, or
32 declaration of covenants or declaration enacted pursuant to
33 chapter 720.

34 (7) If any provision of this part is held invalid, it is

35
36 ===== T I T L E A M E N D M E N T =====

37 And the title is amended as follows:

38 Between lines 10 and 11

39 insert:



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40

providing legislative intent;