

1                                   A bill to be entitled  
 2           An act relating to vacation rentals; amending s.  
 3           509.032, F.S.; requiring the uniform application of a  
 4           local law, ordinance, or regulation relating to a  
 5           vacation rental; revising applicability to include  
 6           certain amendments to a local law, ordinance, or  
 7           regulation; providing an effective date.

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 9   Be It Enacted by the Legislature of the State of Florida:

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 11           Section 1. Paragraph (b) of subsection (7) of section  
 12           509.032, Florida Statutes, is amended to read:

13           509.032 Duties.—

14           (7) PREEMPTION AUTHORITY.—

15           (b) A local law, ordinance, or regulation may regulate  
 16 activities that arise when a property is used as a vacation  
 17 rental provided such regulation applies uniformly to all  
 18 residential properties without regard to whether the property is  
 19 used as a vacation rental as defined in s. 509.242 or a long-  
 20 term rental subject to the provisions of chapter 83 or whether a  
 21 property owner chooses not to rent the property. However, a  
 22 local law, ordinance, or regulation may not prohibit vacation  
 23 rentals or regulate the duration or frequency of rental of  
 24 vacation rentals. This paragraph does not apply to any local  
 25 law, ordinance, or regulation adopted on or before June 1, 2011,

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26 | including when the duration or frequency requirements of such  
27 | law, ordinance, or regulation are being amended to be less  
28 | restrictive.

29 | Section 2. This act shall take effect upon becoming a law.