

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; creating s. 509.1415, F.S.; requiring the
8 operator of a public lodging establishment to inquire
9 if a guest is a sexual predator; requiring the
10 operator to inform other guests within a specified
11 time; creating s. 509.610; requiring advertisements
12 for vacation rentals to display the address of the
13 rental; requiring advertisements for vacation rentals
14 to provide a link to the Florida Department of Law
15 Enforcement Sexual Offenders and Predators search;
16 requiring advertisements for vacation rentals to
17 contain information concerning sexual offender and
18 sexual predator registration; providing an effective
19 date.

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

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23 Section 1. Paragraph (b) of subsection (7) of section
24 509.032, Florida Statutes, is amended to read:

25 509.032 Duties.—

26 (7) PREEMPTION AUTHORITY.—

27 (b) A local law, ordinance, or regulation may regulate
28 activities that arise when a property is used as a vacation
29 rental provided such regulation applies uniformly to all
30 residential properties without regard to whether the property is
31 used as a vacation rental as defined in s. 509.242 or a long-
32 term rental subject to the provisions of chapter 83 or whether a
33 property owner chooses not to rent the property. However, a
34 local law, ordinance, or regulation may not prohibit vacation
35 rentals or regulate the duration or frequency of rental of
36 vacation rentals. This paragraph does not apply to any local
37 law, ordinance, or regulation adopted on or before June 1, 2011,
38 including when the duration or frequency requirements of such
39 law, ordinance, or regulation are being amended to be less
40 restrictive.

41 Section 2. Section 509.1415, Florida Statutes, is created
42 to read:

43 509.1415 Sexual predators in public lodging
44 establishments; duty to inform.—The operator of any public
45 lodging establishment shall inquire at check-in if any guest of
46 the public lodging establishment is a sexual predator as defined
47 in s. 775.21(4). If any guest of a public lodging establishment
48 is a sexual predator as defined in s. 775.21(4), the operator
49 shall immediately inform all other guests of the public lodging
50 establishment. The division may adopt rules to implement this

51 requirement.

52 Section 3. Section 509.610, Florida Statutes, is created
53 to read:

54 509.610 Certain registration for vacation rentals.—A
55 sexual offender as defined in s. 944.606(1)(f) must register at
56 the sheriff's office in the county where the sex offender is
57 temporarily residing following the process set forth in s.
58 775.21, 48 hours prior to arrival at a vacation rental,
59 regardless of the length of stay. A vacation rental owner or
60 operator who rents a vacation rental to a sex offender must
61 notify property owners within 1,000 feet of the rented property
62 24 hours prior to the sex offender's arrival. The division may
63 fine, suspend, or revoke the license of any vacation rental
64 owner when the rental is not in compliance with the requirements
65 of this section. Every Internet advertisement or on-line posting
66 of a vacation rental must prominently display the complete
67 physical street address of the vacation rental along with a link
68 to a website created by the Department of Law Enforcement,
69 pursuant to s. 943.043, to notify the public of any information
70 regarding sexual predators. Such advertisement or posting must
71 also prominently display a link to s. 943.0435, and state "Every
72 sexual offender and sexual predator intending to stay at a
73 location in Florida is required by Florida law to register in
74 accordance with s. 509.610 of the Florida Statutes."

75 Section 4. This act shall take effect upon becoming a law.