



City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Legislation Text

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An Ordinance Of The City Of Hollywood, Florida, Amending Chapter 119 Of The Code Of Ordinances Entitled "Vacation Rental License Program" To Revise The Definition Of A Vacation Rental, And To Require Compliance Inspections For Vacation Rentals; Providing For Severability; Providing For Conflicts; Providing For An Effective Date.

Staff Recommends: Approval of Ordinance

Explanation:

The presence of short-term vacation rentals within single-family homes in established residential neighborhoods can create negative impacts, including excessive noise, on-street parking, accumulation of trash, and diminished public safety and deterioration of neighborhood character. With the advent of Airbnb, Flipkey, VRBO, Homeaway, Bookings, and other online platforms, the popularity of vacation rentals grows locally and nationally resulting in an increase in the negative impact upon stable residential neighborhoods.

In 2011, the Florida's legislature enacted House Bill 883 (Florida Chapter 2011-199, Laws of Florida) which preempted the local regulation of specific land use commonly called short-term vacation rentals (transient rentals less than thirty (30) days in duration and commonly located in residential areas). In 2014, the Florida Legislature enacted Senate Bill 356 (Florida Chapter 2014-71, Laws of Florida) which rescinded the previous preemption on local regulation of short-term vacation rentals, but provided that a local law, ordinance, or regulation adopted after June 1, 2011 may not prohibit short-term vacation rentals or regulate the duration or frequency of rental of vacation rentals.

In 2014 legislation returned some local control back to communities to mitigate the effects of short-term vacation rentals in an attempt to make them safer, more compatible with existing neighborhoods, and accountable for their proper operation. In Hollywood, the City Commission passed O-2015-24 in late 2015 to establish regulations for vacation rental properties in order to ensure short-timer vacation rentals are safe, fit in with the character of the neighborhood, provide positive impacts on the community, increase property values, and achieve greater neighborhood compatibility.

With the implementation of the new Vacation Rental License Program, staff has identified

areas in which regulations can be strengthened including the requirement for inspections prior to issuance of a license or renewal and a requirement for resident property owners to obtain a Vacation Rental License if offering their property for transient rental. A separate resolution will amend R-2015-328 to increase the application and renewal fees.

Recommended for inclusion on the agenda by:
Dr. Wazir Ishmael, City Manager
Lorie Mertens-Black, Chief Civic Affairs Officer