



VACATION RENTAL ORDINANCE AMENDMENT ADOPTED

On September 15, 2026, the City of Fort Lauderdale City Commission approved an amendment to the City's Vacation Rental Ordinance. Article X of Chapter 15 of the Code of Ordinances of the City of Fort Lauderdale outlines the regulations for vacation rentals operating in the City of Fort Lauderdale. Vacation rentals are defined as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is rented to transient occupants more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to transient occupants, and also a transient public lodging establishment as defined in F.S. § 509.013, but that is not a timeshare project.

The City appreciates the many vacation rental owners and operators who maintain valid registrations, renew their certificates on time, respond promptly to concerns, and operate responsibly within our neighborhoods.

This amendment is not intended to penalize operators who are complying with the City's established vacation rental requirements. Instead, it strengthens the City's ability to address properties operating without a valid certificate while promoting consistency, accountability, and fairness for responsible operators.

WHAT THE AMENDMENT MEANS

Operating Without a Valid Certificate

Vacation rental operators can begin the renewal process for their license as early as 180 days prior to September 30 annually. The certificate must be renewed no later than 60 days prior to their expiration on September 30. Applications submitted prior to September 30 but after the 60 days required by the Code are considered late and are assessed as \$100.00 late fee, but will not be assessed \$1,000 unless there are delays caused by the applicant that prevent the City's issuance of the certificate of compliance. Properties may not be advertised, rented, leased, or otherwise operated as vacation rentals without a valid City of Fort Lauderdale Vacation Rental Certificate of Compliance.

The amendment establishes a civil penalty of \$1,000 per day for properties operating without a valid certificate. This provision is intended to address operators who continue conducting vacation rental activity without completing the City's registration requirements.



EXPIRED CERTIFICATES

The amendment also increases the civil penalty from \$250 to \$1,000 per day for operating with an expired certificate. A certificate is considered expired after September 30.

However, operators who submit complete and timely renewal applications will not be penalized when the renewal remains pending solely because of the City's processing time. This protection is intended to ensure that responsible operators are not adversely affected by circumstances outside their control.

Renewal applications should be submitted on time and include all required documents and information.

CHANGES IN OWNERSHIP OR OPERATING ENTITY

The amendment creates a provision that changing the property owner, operating entity, management company, or other party associated with a vacation rental does not automatically eliminate existing compliance responsibilities. This provision does not pertain to property management. It is focused on the ownership of the vacation rental.

Owners and operators should promptly notify the City of applicable changes and complete any required registration, renewal, or account updates.

CERTIFICATE SUSPENSION

The amendment further clarifies the provisions related to certificate suspension and the responsibility of owners and operators to maintain compliance with all applicable vacation rental requirements.

ACTIVE CODE VIOLATIONS AND CERTIFICATE ISSUANCE

A Vacation Rental Certificate of Compliance cannot be issued or renewed while there are active code violations associated with the property. Any outstanding violations must be corrected and resolved before the certificate can be issued.

Owners and operators are encouraged to use **LauderBuild** to check the property's status and identify any active code violations before submitting a new or renewal application. Addressing these matters in advance can help prevent delays in the certification process.

Additional information and access to LauderBuild are available on the City's Vacation Rental website under the **Registration** page.

COMMUNITY ENHANCEMENT AND COMPLIANCE DIVISION

700 NW 19 AVE, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-5207

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WHAT OPERATORS SHOULD DO

To help maintain uninterrupted compliance, owners and operators are encouraged to:

- Confirm that each vacation rental property has a current City-issued Certificate of Compliance.
- Review the certificate's expiration date and submit renewal materials before the applicable deadline.
- Ensure that renewal applications are complete and include all required documentation.
- Verify that ownership, management, responsible-party, and emergency contact information is current.
- Confirm that advertisements and online listings contain all information required by the City.
- Contact the City promptly if assistance or clarification is needed.

Operators who are properly registered, maintain an active certificate, and follow the established ordinance requirements may continue operating in accordance with their approved registration.

WORKING TOGETHER

The City recognizes the important role responsible vacation rental operators play in Fort Lauderdale's hospitality community. Our goal is to support compliant operations while addressing unregistered activity that creates an unfair environment for operators who have invested the time and resources necessary to follow the law.

Through clear communication, consistent enforcement, and continued collaboration, we can protect our neighborhoods, support responsible operators, and maintain a fair vacation rental program for everyone.

MORE INFORMATION

For vacation rental registration, renewal information, program requirements, and to view the complete adopted ordinance, visit:

www.fortlauderdale.gov/vacationrentals

For assistance, please contact the City of Fort Lauderdale at 954-828-5207 or email vacationrental@fortlauderdale.gov.

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Thank you for your continued cooperation and commitment to responsible vacation rental operations in the City of Fort Lauderdale.

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