VACATION RENTAL INSPECTION CHECKLIST

- ☐ A statement advising the occupant that any sound shall not be plainly audible for a period of one (1) minute or longer at a distance of twenty-five (25) feet or more when measured from the source property line between the hours of 10:00 p.m. and 7:00 a.m. daily and at a distance of fifty (50) feet or more when measured from the source property line between the hours of 7:00 a.m. and 10:00 p.m. daily.
- ☐ A sketch or photograph to indicate the number of parking spaces. The sketch or photograph must state "No On-Street Parking is Permitted".
- ☐ The days and times of trash pickup.
- ☐ The property should have approved sea turtle lighting. Notice of sea turtle nesting season and sea turtle lighting regulations, if applicable.
- ☐ The location of the nearest hospital.
- ☐ The City's non-emergency police phone number.
- ☐ Perimeter of property, public sidewalk, and swale are free of overgrowth/trash/debris.
- ☐ Landscaping is well maintained.
- ☐ The required amounts of trash receptacles are available at the property and are stored behind the property line.
- ☐ If present, trailer, RV or boat, must meet the requirements listed in the Unified Land Development Regulation.
- ☐ There are no trip hazards.
- ☐ The conditions of the interior and exterior of the property comply with minimum housing standards.
- ☐ There is a working land line in the unit.
- ☐ A legible copy of the building evacuation map shall be placed on the interior wall of each bedroom, adjacent to the exit door. The map should not be placed behind the door and should be a minimum of 8-1/2" by 11".
- ☐ A portable fire extinguisher with a classification of 2A:10B:C or higher must be installed on the wall, in an open common area or in an enclosed space on each level with the appropriate marking visibly showing the location. (The extinguisher must be serviced or replaced annually.)
- ☐ Smoke and carbon monoxide (CO) detection and notification system must be interconnected and hard-wired. Battery and or wireless systems are not acceptable. Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story.

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☐ Vacation Rental shall be equipped with a noise level detection device alerting the property owner/representative and tenants to noise emanating from the Vacation Rental, and all data produced by this device will be retained for a period of 180 days and made available to the City upon request.

Property must meet the following requirements if a pool, spa, and/or hot tub is present:

☐ The pool must be isolated by an enclosure that meets the pool barrier requirements of Section 515.29 of Chapter 515, Florida Statutes.

☐ Gates providing access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device. The release mechanism must be located on the pool side of the gate and positioned so it cannot be reached by a young child over the top or through any opening or gap.

And at least one (1) additional requirement from the list below:

☐ Pool is equipped with an approved safety pool cover, safety net, or baby fence.

☐ All doors and windows providing direct access from the home to the pool are equipped with a continuous sounding exit alarm, (No Chimes) that has a minimum pressure rating of 85 dB A at 10 feet.

☐ All doors providing direct access from the home to the pool are equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

☐ A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208 (“Standard Safety Specification for Residential Pool Alarms”)

For an inspection, all violations must be corrected and reinspected within thirty (30) calendar days. Failure to correct such inspection deficiencies in the time frames provided shall result in the suspension of the vacation rental certificate of compliance until such time as the violations are corrected and reinspected.

The property cannot operate as a short-term rental until the certificate of compliance is **ISSUED.**

There is a $100.00 fee for each reinspection and/or no show.

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