

VACATION RENTALS – Things to know, check and do before renting!

Vacation rental means a dwelling unit that is rented, leased or assigned for tenancies of less than 28 days duration.

An owner or agent is required to obtain an annual special vacation rental permit for each dwelling unit prior to renting any dwelling unit as a vacation rental unless an exemption to the vacation rental permit has been issued for the property as provided in Section 134-1(b) of the Monroe County Code.

All vacation rental units shall have a vacation rental manager, who has been issued a vacation rental manager license by the Planning & Environmental Resources Department

A special vacation rental permit is nontransferable between owners. A change of ownership of the vacation rental unit shall require the new owner or his agent to obtain a new vacation rental permit for the residential dwelling unit.

It is important to review the Land Development Code requirements and comply with all requirements to avoid code compliance action. The adopted requirements are in place to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious and orderly development of the unincorporated areas of the county.

Zoning districts which <u>may</u> allow vacation rentals	Zoning districts which do <u>not</u> allow vacation rentals
Commercial Fishing Special Fishing District 16 (CFSD 16 Conch Key) [Vacation rental use if a special vacation rental permit is obtained in accordance with section 134-1.]	Airport (A)
Destination Resort (DR) [Vacation rental use if a special vacation rental permit is obtained in accordance with section 134-1.]	Conservation (C)
IS-V (Improved Subdivision-Vacation Rental District)	Commercial Fishing Area (CFA)
Improved Subdivision (IS) Vacation rental use is prohibited in all IS districts and sub-districts, except in: (1) IS-V districts (as set forth in section 130-83); and (2) In gated communities that have: a. Controlled access; and b. A homeowner's or property owner's association that expressly regulates or manages vacation rental uses.	Commercial Fishing Residential (CFR)
Maritime Industries (MI) [Vacation rental use of <i>any nonconforming dwelling units</i> if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Commercial Fishing Special Fishing District (except CFSD 16 on Conch Key)

Mixed Use (MU) [Vacation rental use of <i>detached dwelling units</i> is permitted if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Commercial Fishing Village (CFV)
Offshore island (OS) [Tourist housing uses that were established (and held valid state public lodging establishment licenses) prior to January 1, 1996. Vacation rental use, of a <i>dwelling unit in existence as of January 1, 2000</i> , if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Industrial (I)
Recreational Vehicle (RV) [Vacation rental use of <i>nonconforming detached and attached dwelling units constructed prior to February 16, 2011</i> , if a special vacation rental permit is obtained where necessary under the regulations established in section 134-1.]	Improved Subdivision (IS) (except in gated communities with controlled access & association which specifically regulates/manages)
Suburban Commercial (SC) [Vacation rental use of <i>nonconforming detached and attached dwelling units</i> , if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Military facilities (M)
Suburban Residential (SR) [Vacation rental use if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Mainland Native Area (MN)
Suburban Residential- limited (SR-L) [Vacation rental use if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Native Area (NA)
Urban Commercial (UC) [Vacation rental use of <i>nonconforming detached and attached dwelling units</i> if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Park and Refuge (PR)
Urban Residential (UR) [Vacation rental use if a special vacation rental permit is obtained under the regulations established in section 134-1.]	Sparsely Settled (SS)
Urban Residential Mobile Home (URM) Tourist housing uses, including vacation rental uses, are prohibited except in gated communities that have: a. Controlled access; and b. A homeowner's or property owner's association that expressly regulates or manages vacation rental uses	Urban Residential Mobile Home (URM) (except in gated communities with controlled access & association which specifically regulates/manages)
Urban Residential Mobile Home –Limited (URM-L) Tourist housing uses, including vacation rental uses, are prohibited except in gated communities that have: a. Controlled access; and b. A homeowner's or property owner's association that expressly regulates or manages vacation rental uses	Urban Residential Mobile Home – Limited (URM-L) (except in gated communities with controlled access & association which specifically regulates/manages)
	Commercial 1 (C1)
	Commercial 2 (C2)

Stock Island

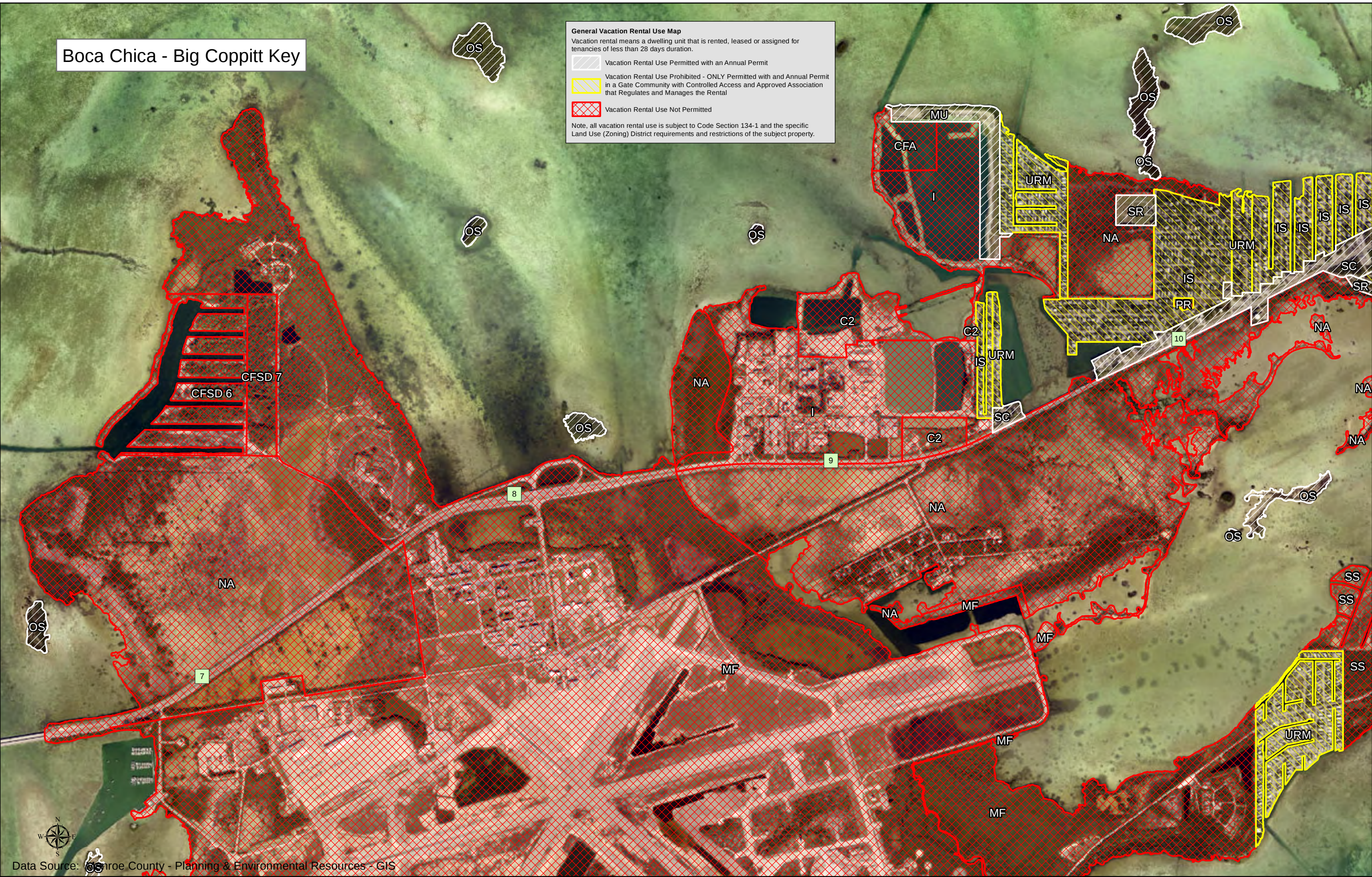


Boca Chica - Big Coppitt Key

General Vacation Rental Use Map
Vacation rental means a dwelling unit that is rented, leased or assigned for tenancies of less than 28 days duration.

- Vacation Rental Use Permitted with an Annual Permit
- Vacation Rental Use Prohibited - ONLY Permitted with and Annual Permit in a Gate Community with Controlled Access and Approved Association that Regulates and Manages the Rental
- Vacation Rental Use Not Permitted

Note, all vacation rental use is subject to Code Section 134-1 and the specific Land Use (Zoning) District requirements and restrictions of the subject property.



Big Coppitt Key

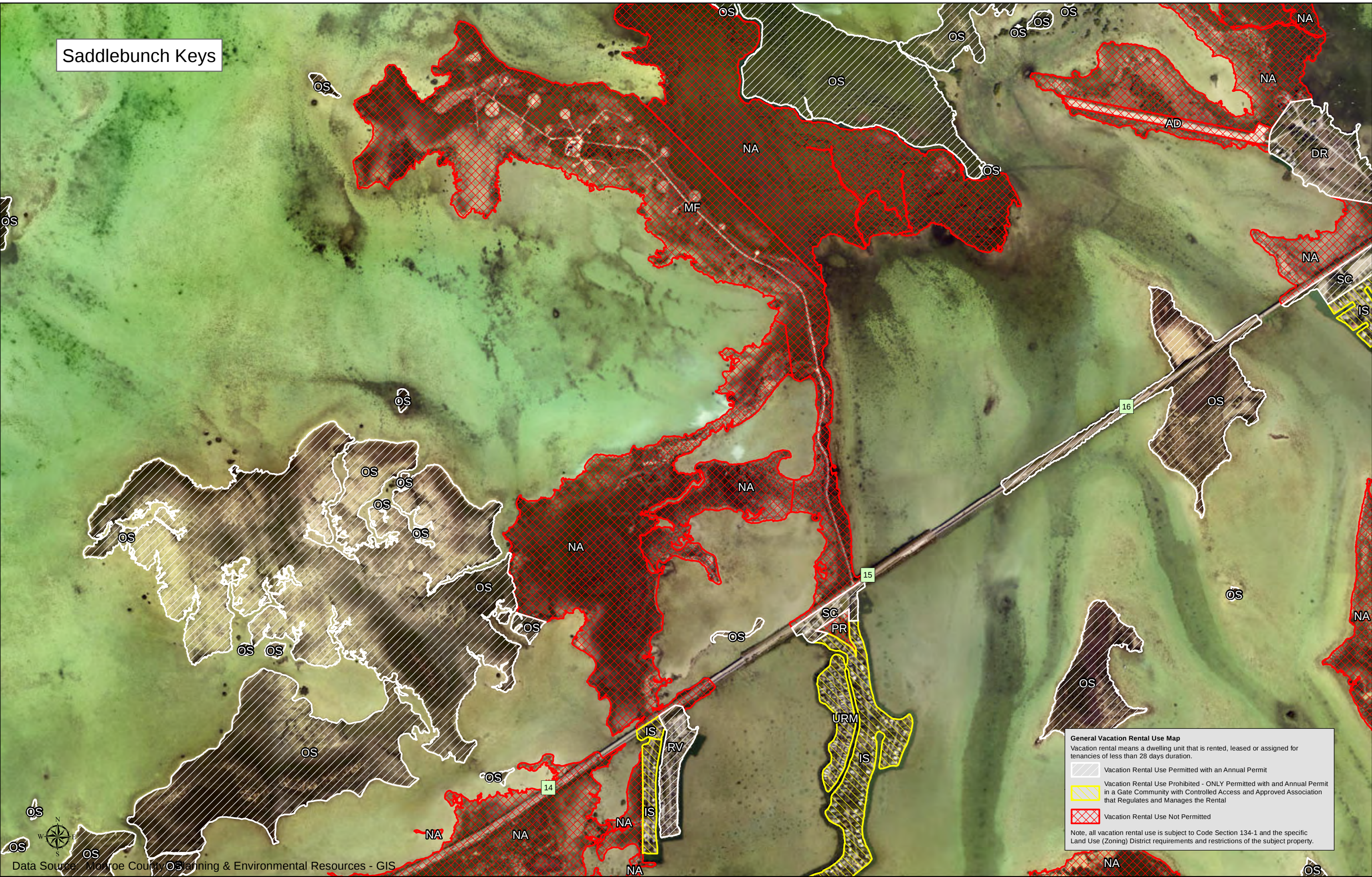


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Saddlebunch Keys

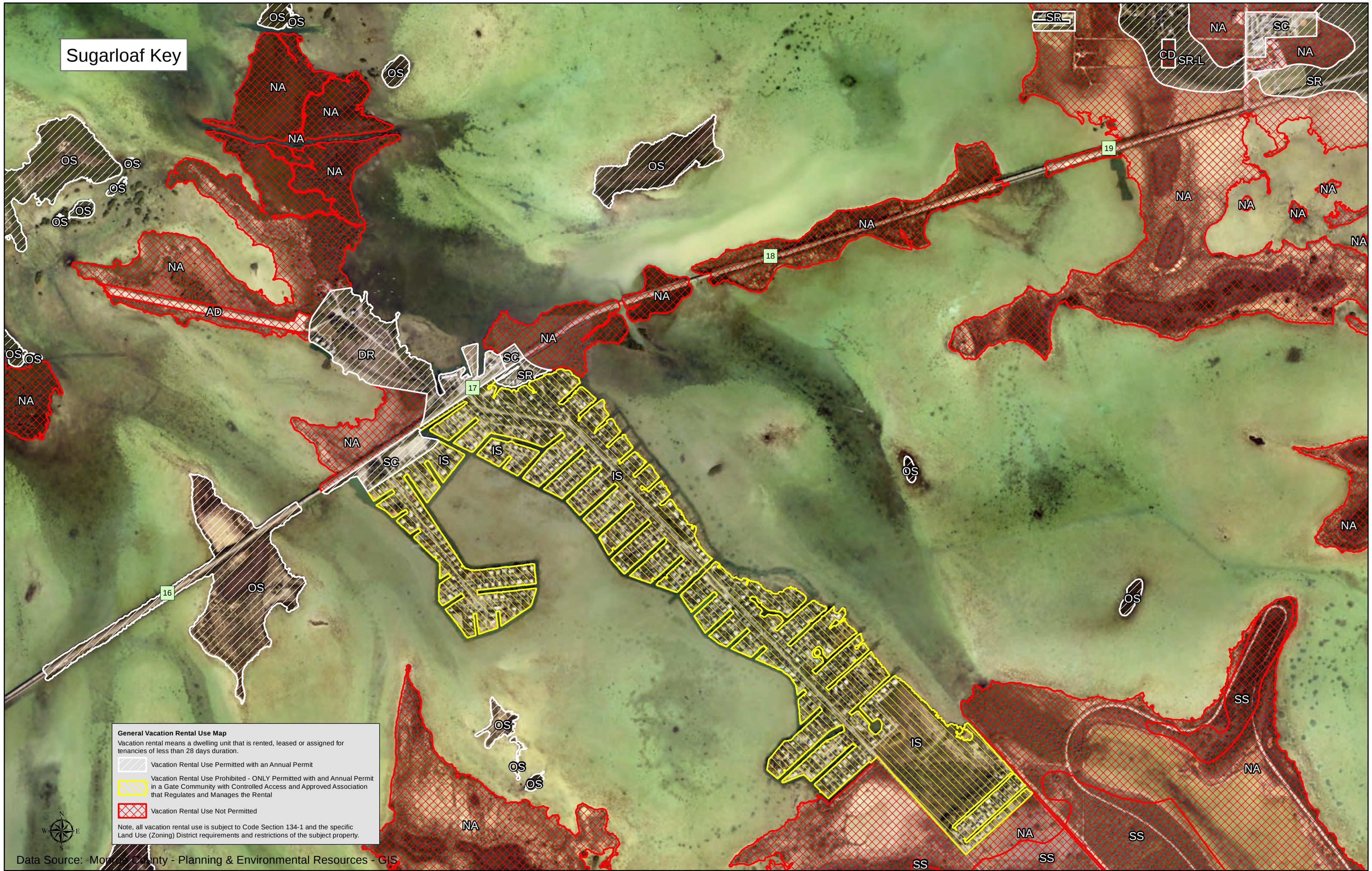


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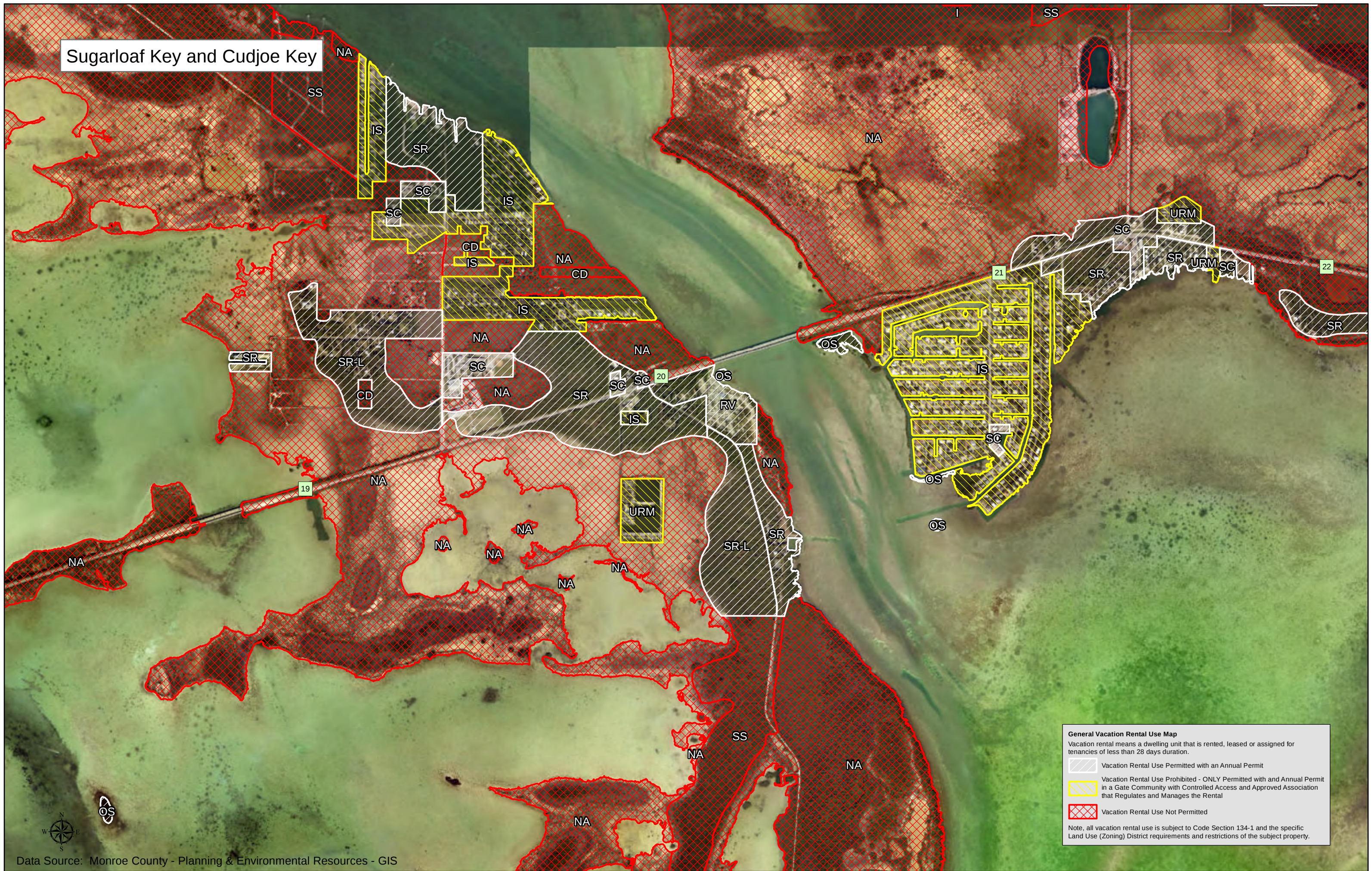
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Sugarloaf Key



Sugarloaf Key and Cudjoe Key

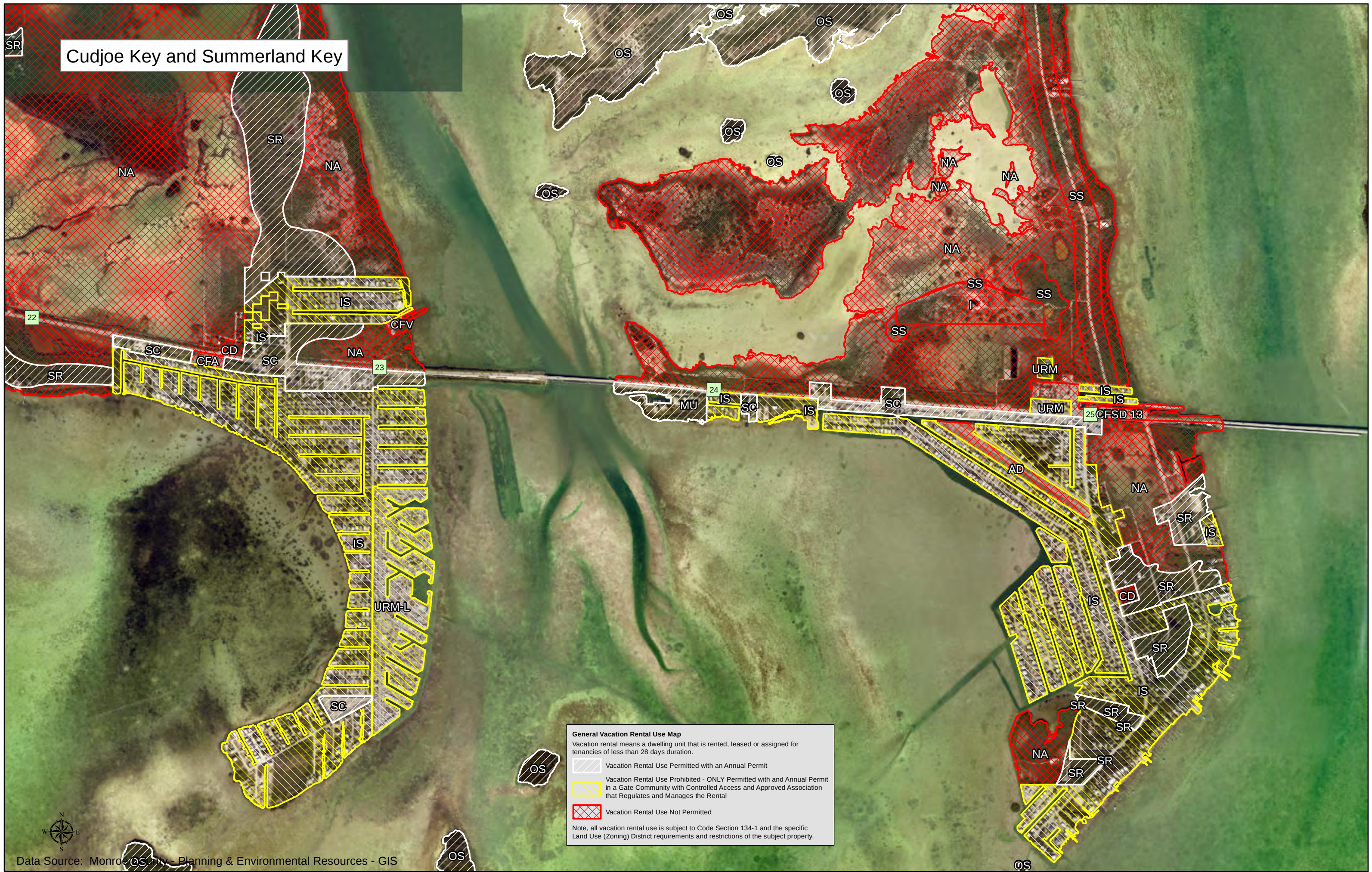


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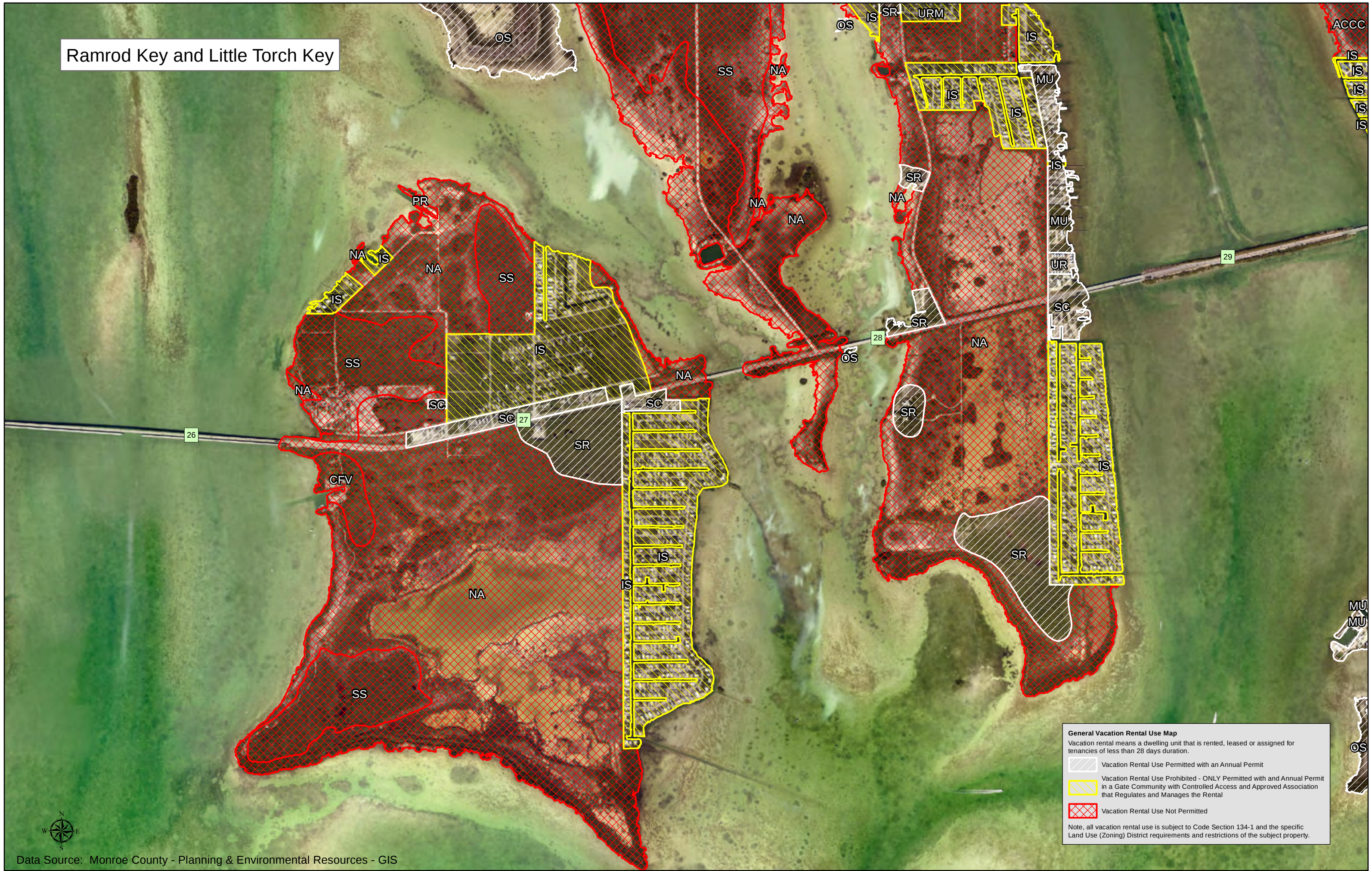
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Cudjoe Key and Summerland Key



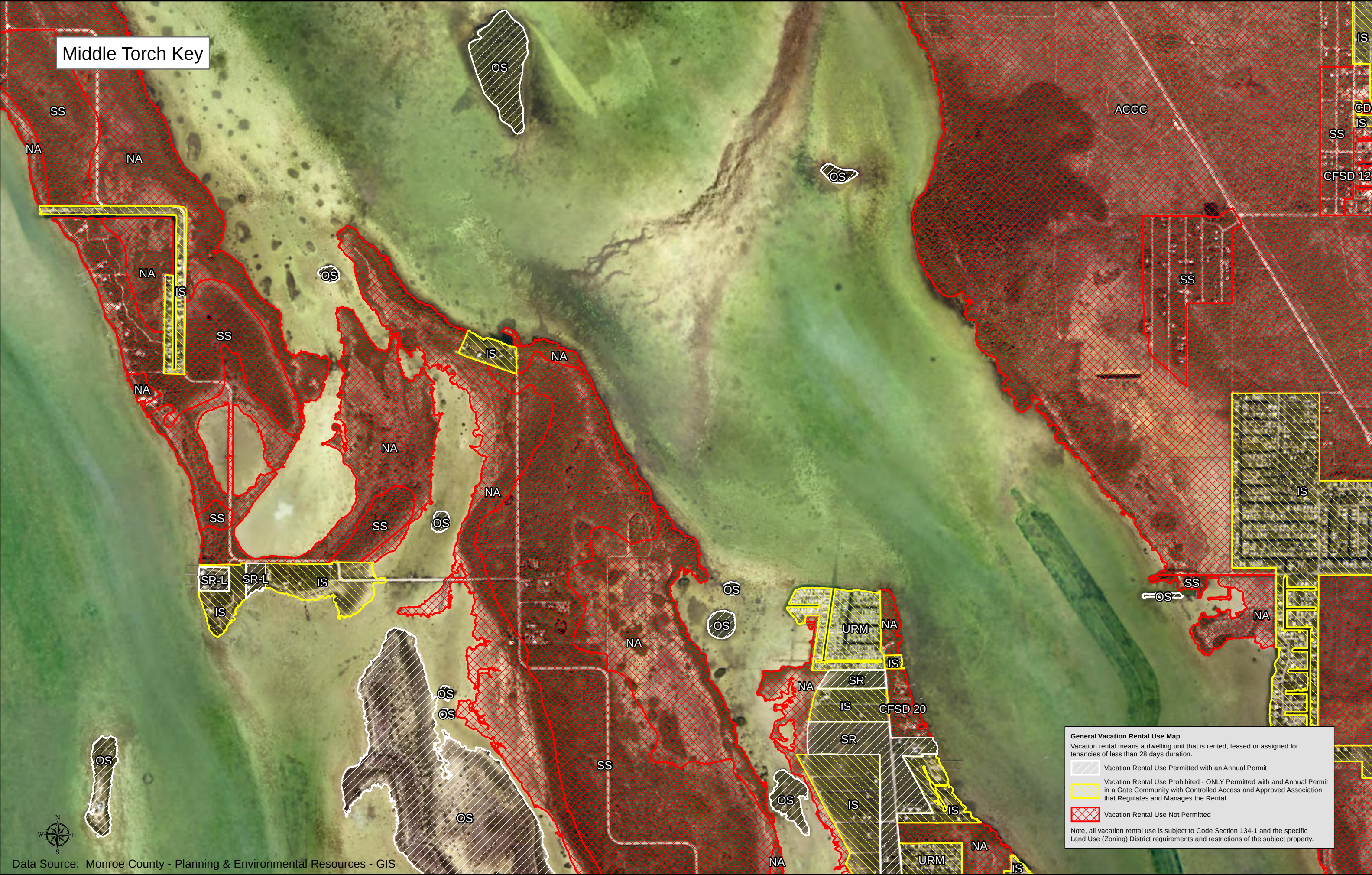
Ramrod Key and Little Torch Key

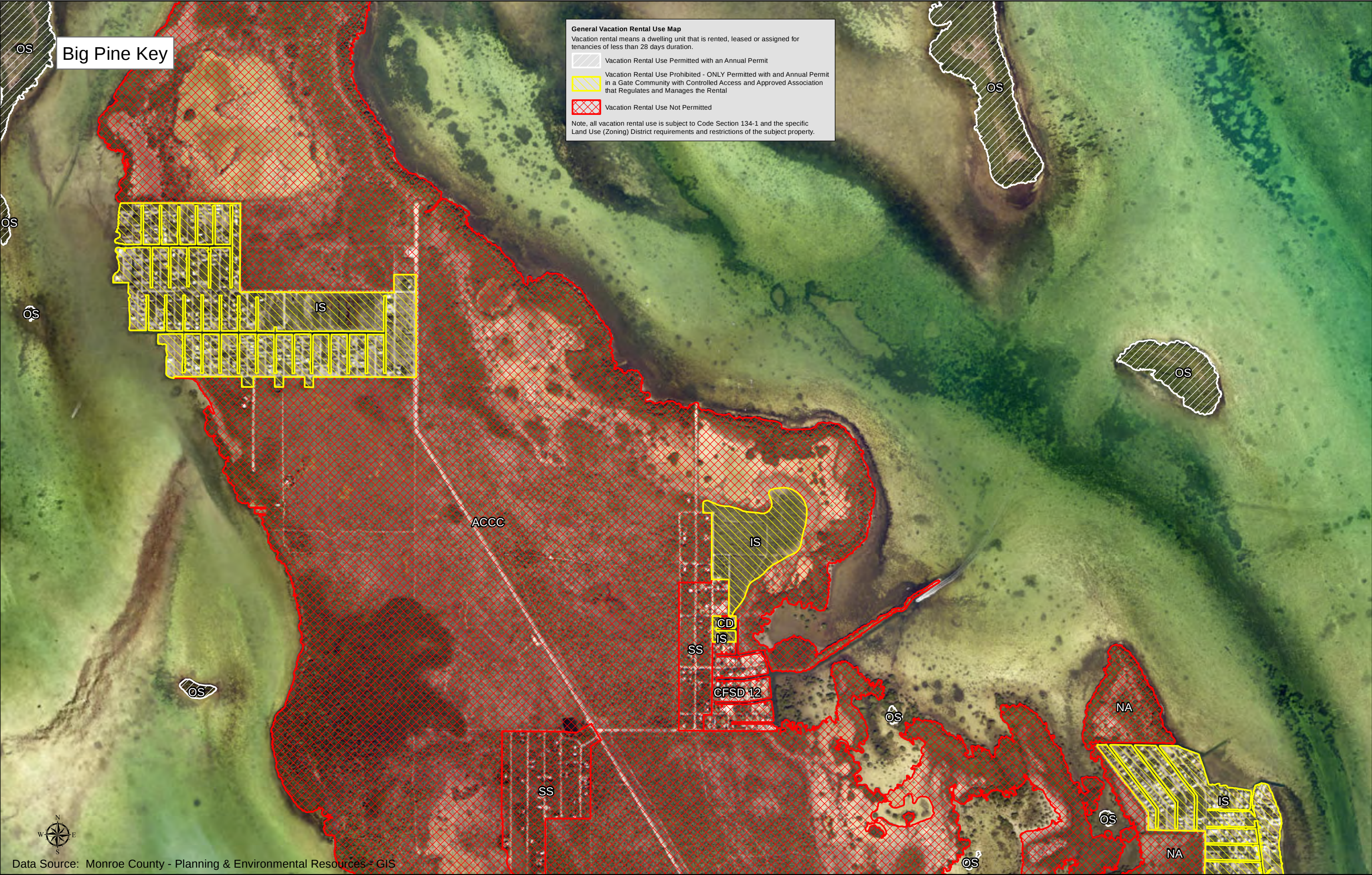


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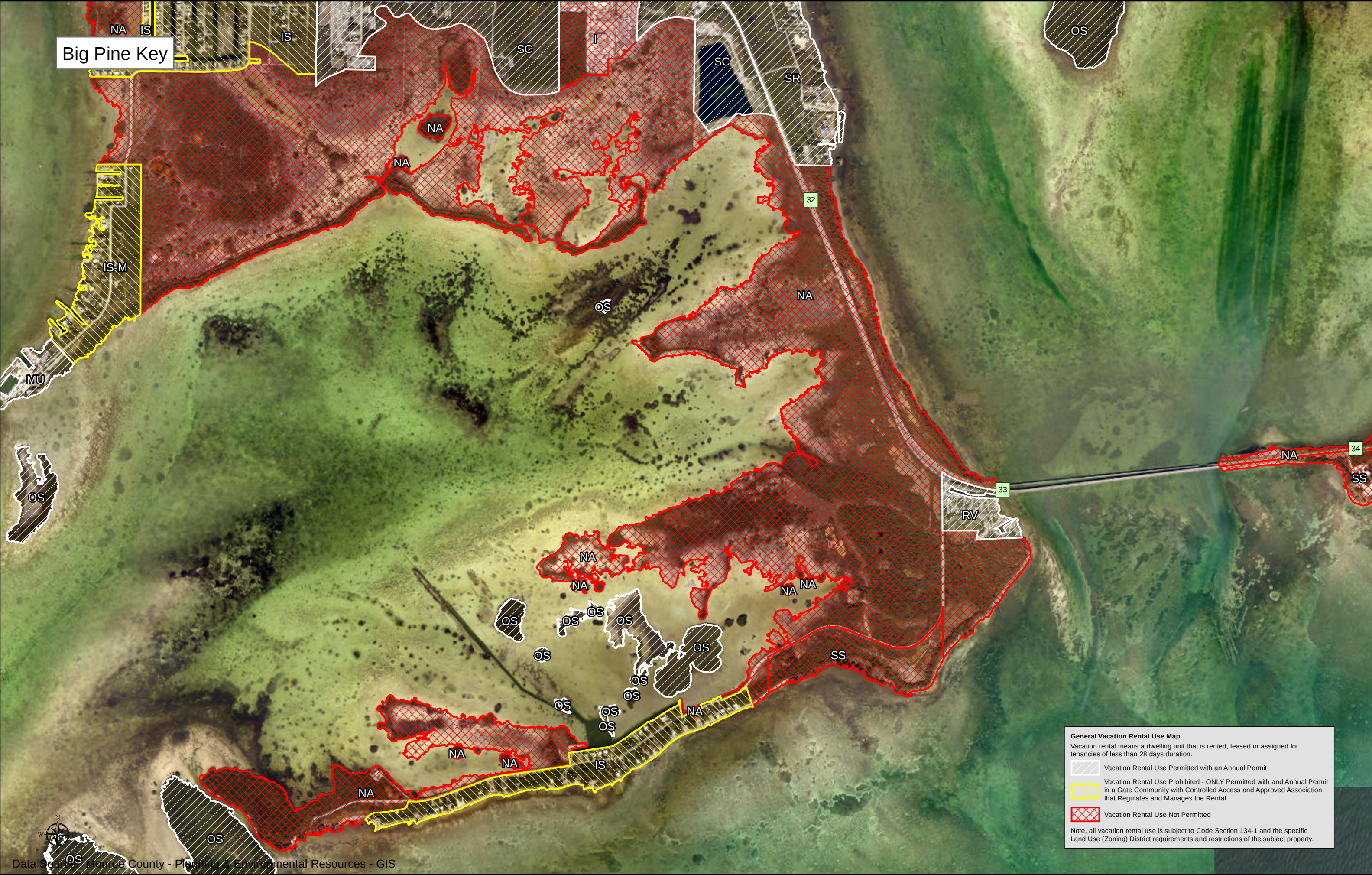
Big Pine Key

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Bahia Honda



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Duck Key



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Long Key



Long Key



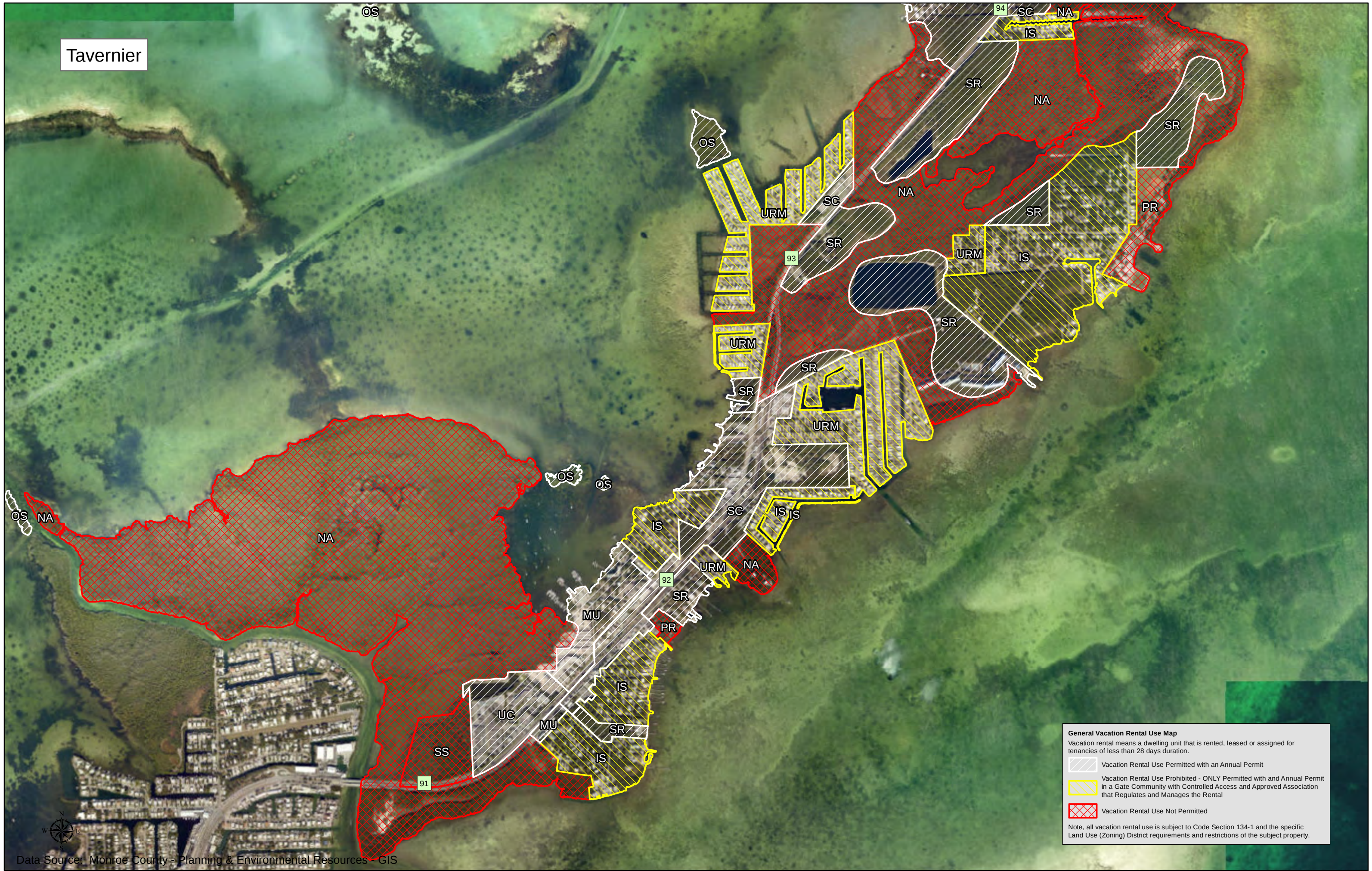
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Tavernier



Key Largo

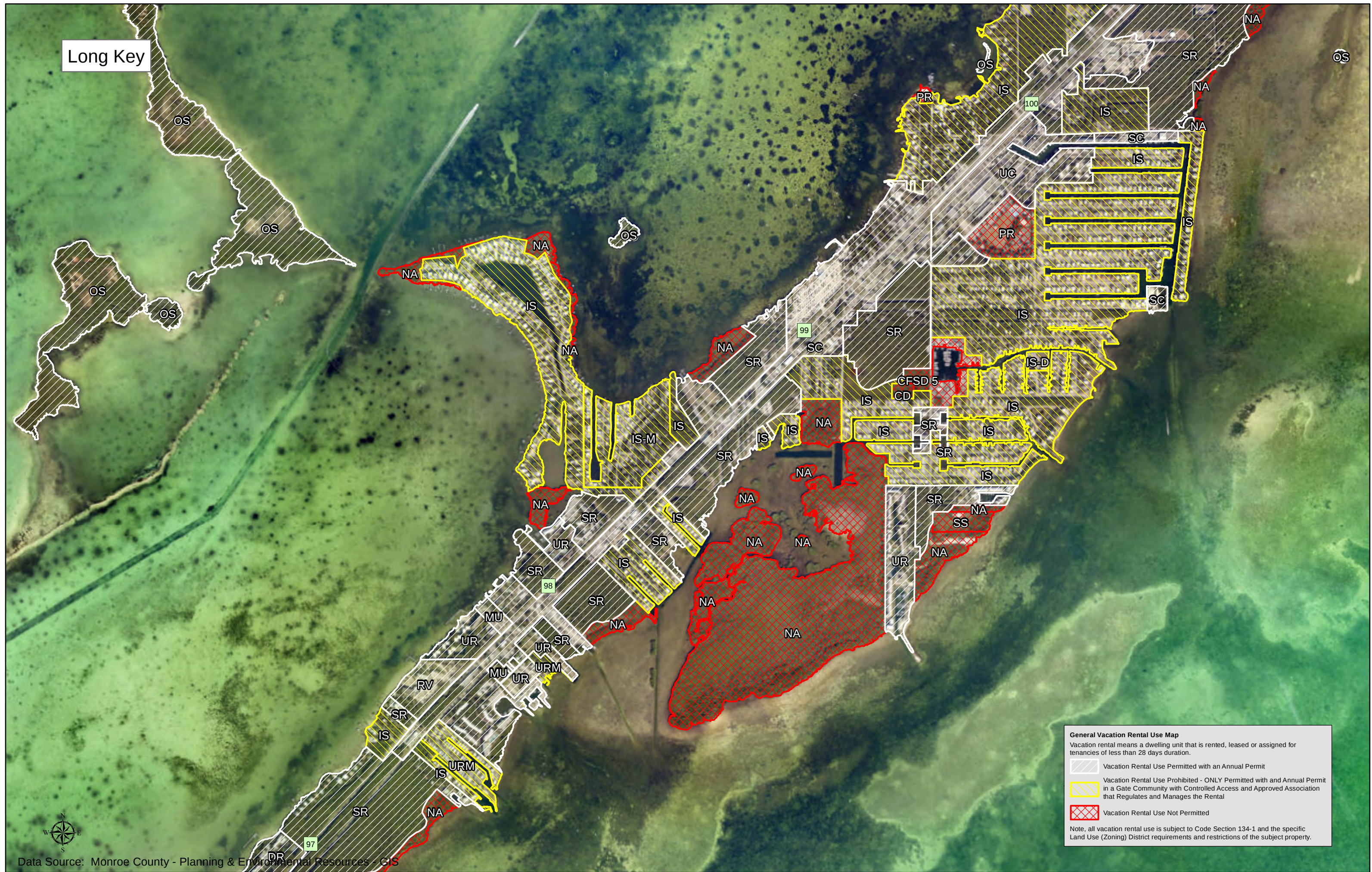


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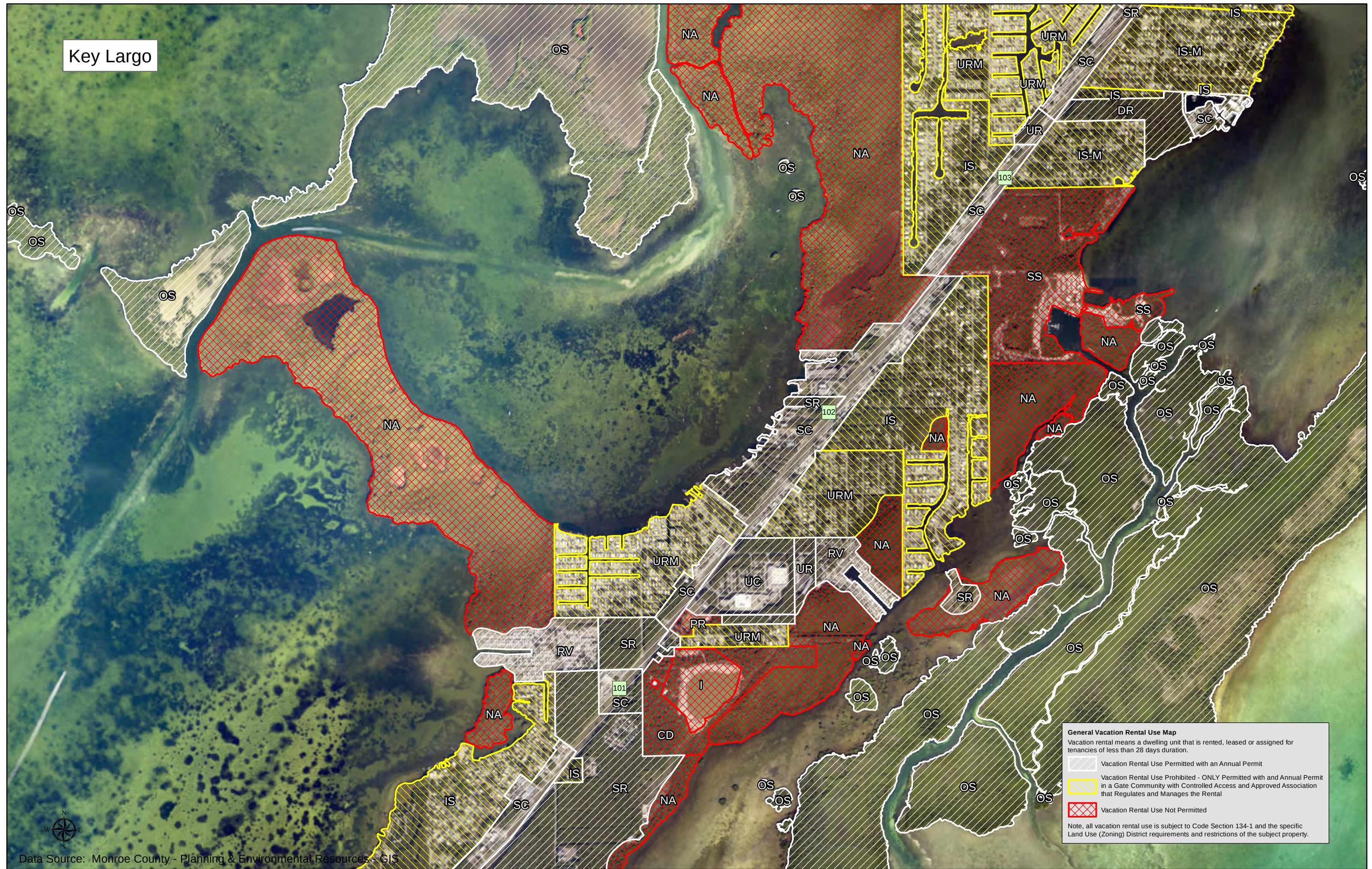
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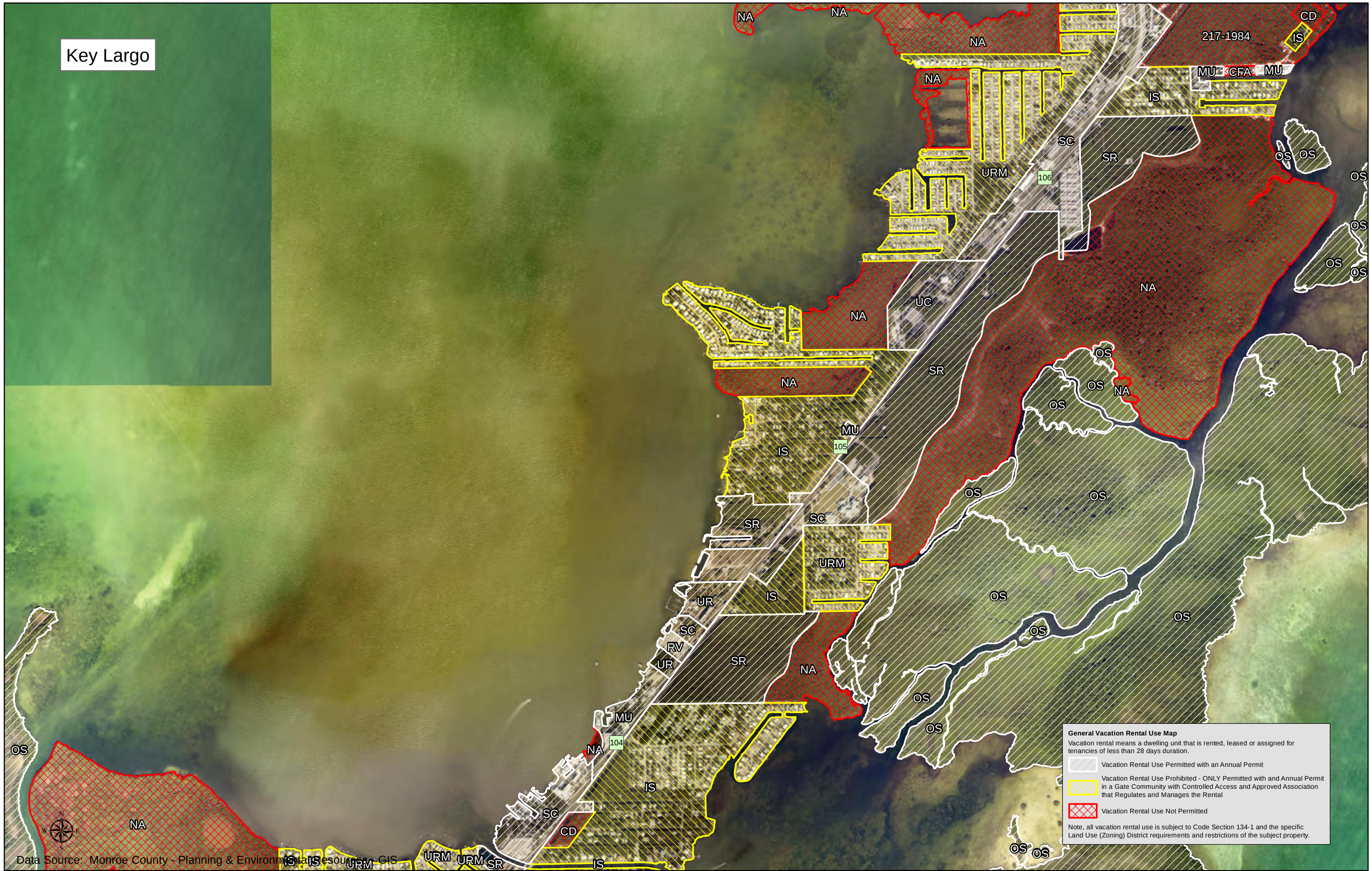
Long Key



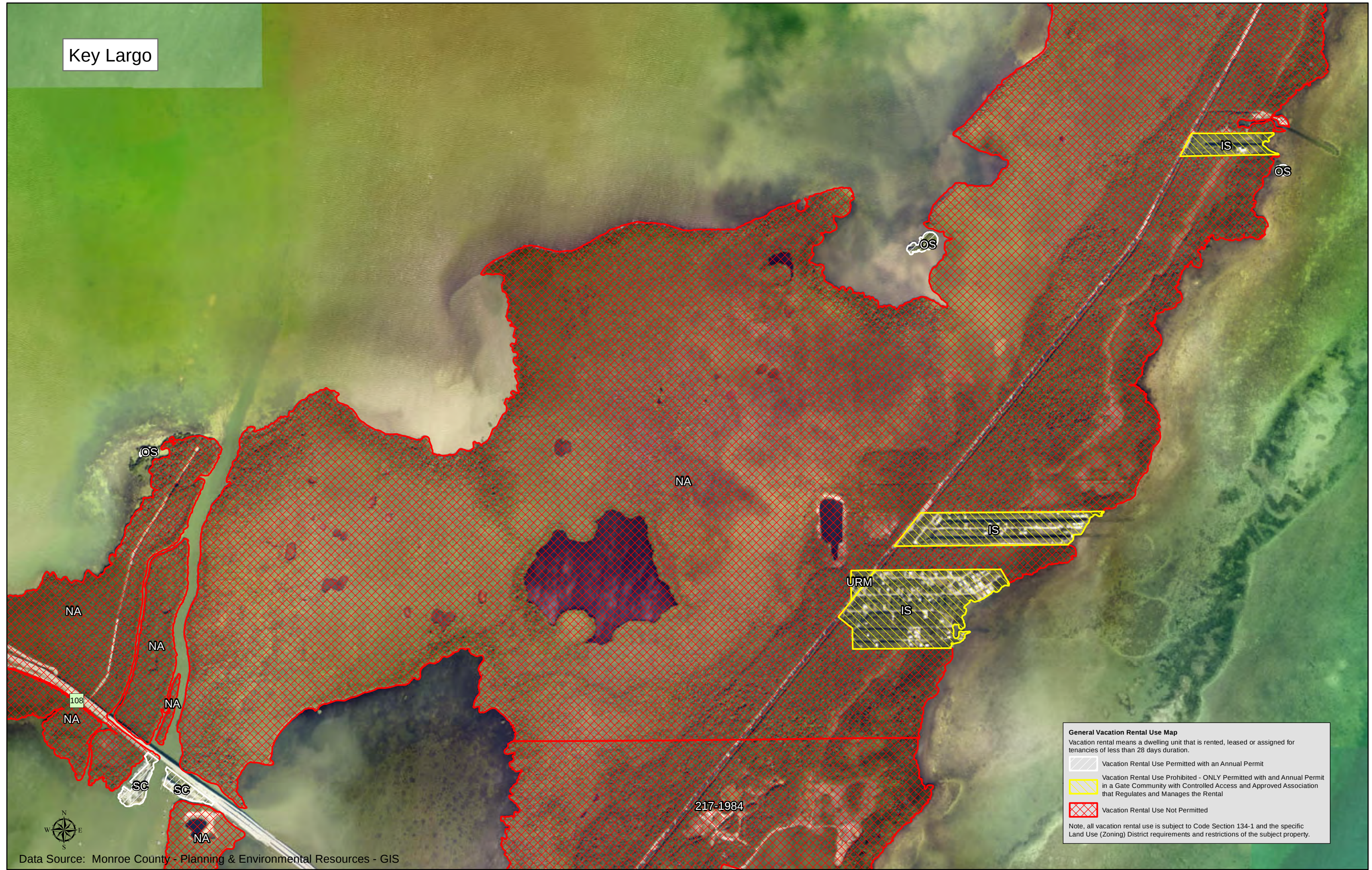
Key Largo



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Key Largo

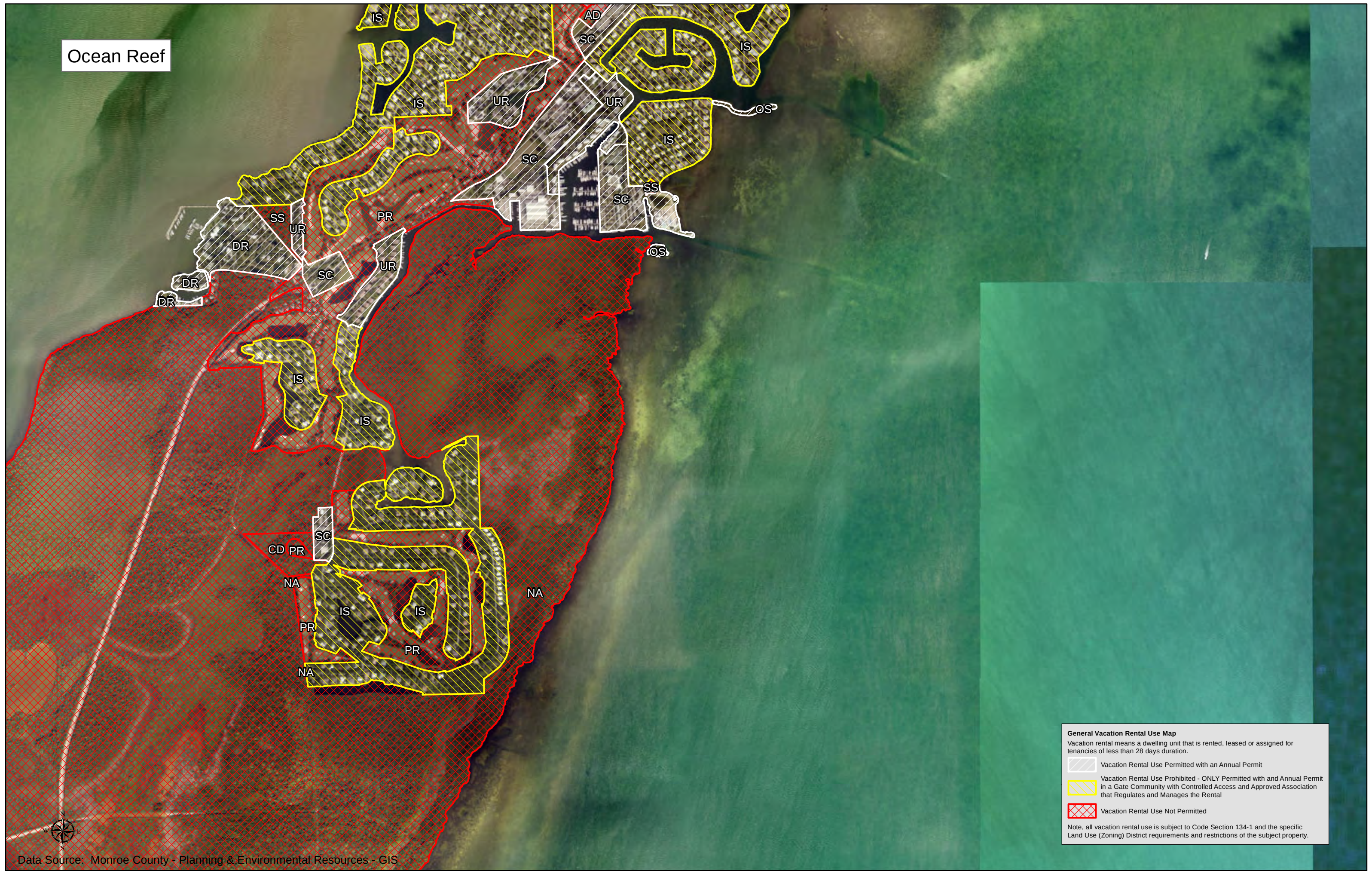


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Ocean Reef



Ocean Reef



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