**Short-Term Rentals need to be controlled locally, not state-wide by the Florida Legislature**

Q: What is a Short-Term Rental (STR)?

A: A residential property (dwelling unit or accessory building) rented for more than two times a year for less than 30 days in the RU-75 zone (e.g., Isle of Capri) or five times a year in the RM-15 zone (e.g., Sunset Beach). Thus, creating a “Hotel Next Door”. It is a commercial activity in Residential Neighborhoods.

Q: Why do we have this problem now?

A: Rental websites like Vacation Rental by Owner (VRBO) and AirBnB make it easy to advertise and rent these properties. Also, the number of properties used as short-term rentals in Florida has increased significantly (almost 36% over the last 12 months in TI).[[1]](#footnote-1)

Q: What are the issues?

A: Excessive noise, parking & traffic (more cars to get the renters to the property). Excessive trash. No limit on the number of people allowed in the house. Lost tax revenue. Many short-term rental landlords fail to remit the taxes required by law.

Q: Will the increase in STR have a negative impact on property values?

A: It may result in **significantly**higher taxes in order to compensate for lower residential property values, increased civic services, road repair and possibly the need for sidewalks to ensure pedestrian safety.

Q: How will the proliferation of more STRs affect neighborhoods?

A: This may attract investors for STR properties. These investors may become more interested in purchasing for the sole purpose of converting single-family residents to STR.

Q: Why can’t the city control this activity?

A: The current State laws remove the ability of the city to plan for future growth and levels of service (i.e., police, fire, rescue, roads, etc.). The city cannot regulate the duration of a renter’s stay, which could be weekly, daily or even hourly turnover. The city cannot “prohibit” this use and cannot exclude them from residential neighborhoods.

Q: What can YOU do about it?

A: Support your City Commission and the Florida League of Cities to OPPOSE legislation that preempts municipal authority from regulating short-term rental properties. Write letters or email your state legislators and Governor Ronald DeSantis indicating you want Treasure Island to control these activities, not Tallahassee. Remind your Florida legislators and the Governor they are representing you, not this special interest group.

Lastly, if you know of a STR in your neighborhood, report it to the TI Code Enforcement Division. 727 547-4575, ext. 232

Q: How is the Homestead Exemption impacted if my home is used as a STR rental?

A: You may lose your exemption when you rent your property, either via STR or Long-Term Rental (LTR):

1. If you rent your home for more than 30 days over two consecutive years, you may lose your exemption.
2. If you rent your home on January 1st of any year, you may lose your exemption. The law requires you to be in residence at your home the first day of the year to qualify for the exemption for that year.

Q: Suppose I just rent out a room or rooms in my home?

A: Whatever the percentage of the square footage of the home, which the room or rooms represent, may result in a reduction of that percentage of your exemption. This is determined by the County Property Appraiser’s office. They are notified of the rental use when the sales taxes are collected on the STR rent.

Q: Does the STR (AirBnB/VRBO) liability insurance policy protect me?

A: The STR policy may protect you from some liability arising out of the rental use. Your homeowner’s insurance policy on the property may not cover losses incurred due to the rental use. In other words, if something happens at the property to cause the renter to sue, the STR policy should respond. However, if the renter does something that causes property damage to the home, the STR policy would not respond and neither would the homeowner policy.

1. Aug/Sept 2019 issue of Paradise News, Pg. 10 [↑](#footnote-ref-1)