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Hollywood vacation rental checklist

Broward County, Florida | Rules checked November 4, 2026

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Hollywood requires a vacation rental license for each unit, renewed every September 30 after an inspection. Up to 2 guests per bedroom overnight and 1½ times that by day, a noise detection device, a representative who can be there within 60 minutes, and both the DBPR and city license numbers in every ad.

> Code Chapter 119 (Ordinance O-2017-12, amended 2017, 2021, and 2023). Citations are $250, then $500; a third finding in 12 months can suspend the license for up to a year, and renting without a license can cost $1,000 a day.

Licensing steps

STATE OF FLORIDA

- [ ] **Get the DBPR vacation rental license**
  Apply online to the Division of Hotels and Restaurants as a Vacation Rental – Condominium or Vacation Rental – Dwelling, listing every unit address. Approval usually takes one to two business days and the license is emailed. There is no inspection before it's issued, but DBPR can inspect afterward. Post the license (or a copy) in the unit.
  DBPR vacation rental licensing guide: https://www2.myfloridalicense.com/hotels-restaurants/licensing/vrtsp-guide/

- [ ] **Renew every year by your district's date**
  Licenses renew on a set date for each DBPR district. Brevard, Volusia, Indian River, St. Lucie, Orange, Osceola, Lake, and Seminole (District 4) renew April 1, with the half-year rate from October 1. Duval, Nassau, Clay, Flagler, St. Johns, Levy, Alachua, Marion, and the rest of District 5 renew June 1, with the half-year rate from December 1. Bay, Walton, Okaloosa, Escambia, Santa Rosa, Gulf, Franklin, and the rest of District 6 also renew June 1. Martin, Palm Beach, and Broward (District 2) renew December 1, with the half-year rate from June 1. Miami-Dade and Monroe (District 1) renew October 1, with the half-year rate from April 1. Collier, Lee, Sarasota, Charlotte, Manatee, and the rest of District 7 renew December 1, with the half-year rate from June 1. Pinellas, Hillsborough, Pasco, Polk, Hernando, Citrus, and the rest of District 3 renew February 1, with the half-year rate from August 1. If you won't rent until after the next renewal date, waiting to apply can save paying twice.

- [ ] **Register for Florida sales tax if you collect rent yourself**
  Whoever receives the rent collects and pays the tax. Airbnb and VRBO collect Florida's 6% tax and the county surtax on bookings made through them, so if every booking goes through them you don't need your own sales tax account. If you take direct bookings, or a property manager collects rent for you, you or the manager register with the Department of Revenue and file. You stay responsible if a platform or manager doesn't pay it.
  Florida Department of Revenue: https://floridarevenue.com/

- [ ] **Meet the state fire safety rule**
  Florida Administrative Code 69A-43.018 asks rental homes for smoke alarms powered by the house wiring plus one in every bedroom, NFPA 10 extinguishers, one hour of battery emergency lighting to the main exit, a posted floor diagram showing the primary and secondary exits, and fire safety information for guests.
  Florida rental fire safety checklist (FireEscapePlan.com)-
  : https://fireescapeplan.com/guides/florida-vacation-rental-fire-safety-requirements

- [ ] **Balcony inspection for taller buildings**
  Buildings three or more stories tall must file a Certificate of Balcony Inspection with DBPR every three years. Condo units are exempt when the balconies and stairs are common elements and you give DBPR proof.

- [ ] **Keep up the state operating rules**
  Keep the unit clean, safe, and free of pests; change sheets and pillowcases between guests or weekly; use cribs that meet federal safety standards; and sanitize dishes between guests or post DBPR's exception notice.
- [ ] **Then the county and town**
  Most rules that affect day-to-day operation, like registration, inspections, occupancy, and parking, are set by the county and the town. Pick your town for its full checklist.

BROWARD COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Whoever receives the rent collects the tax. If any guests pay you directly, register with the Tourist Development Tax Section and file on the schedule it assigns (monthly to annually). Returns are due the 1st and late after the 20th, even when you owe nothing; late returns cost at least $50.
  Broward tourist development tax: https://www.broward.org/recordstaxestreasury/TouristDevelopmentTax
- [ ] **Get a Broward County business tax receipt**
  The county says tourist tax registrants may also need a county local business tax receipt, and most city rental applications ask for one.
  Broward County business tax (BTExpress): https://county-taxes.net/broward/btexpress
- [ ] **Then your city**
  Most Broward beach cities require a vacation rental license, an inspection, and a local responsible party. Pick your city for its checklist.

CITY OF HOLLYWOOD

- [ ] **Get the state license and county accounts**
  Every Florida vacation rental needs the DBPR license. Broward cities also ask for a Broward County business tax receipt and, if you take any direct bookings, a Broward tourist tax account. See the Florida and Broward County pages.
- [ ] **Apply for the city license**
  Apply for each unit before you advertise, with a sworn statement that the property meets city, county, and state building codes and whether it's within 1,000 feet of a school, bus stop, day care, or park. Fees are set by City Commission resolution.
  How to apply (Hollywood FAQ): https://www.hollywoodfl.org/Faq.aspx?QID=444
- [ ] **Pass the inspection**
  City staff contact you to schedule (or call 954-921-3225). Every area must be open; unpermitted work must be permitted before the unit is rented, at double the permit fee.
  Inspection checklist (Hollywood): https://www.hollywoodfl.org/DocumentCenter/View/18286/INSPECTION-CHECK-LIST
- [ ] **Install a noise monitor and post the rules**
  Install a noise detection device that alerts you and guests. By the main entrance, post a single page with the representative's contact, maximum occupancy, noise rules, parking sketch, trash days, nearest hospital, and police non-emergency number; give guests an evacuation map; and post noise notices in the yard and pool area.
- [ ] **Advertise with both license numbers**
  Every ad must show the maximum occupancy, your DBPR license number, and your city vacation rental license number. Keep the city updated on where you list.
- [ ] **Renew by September 30**
  Renewals open July 1 and need a new inspection. A renewal received after September 30 costs $100 more.

House rules for guests

Overnight guests: 2 per bedroom
Bedrooms at least 70 sq ft for one or 50 sq ft each if shared.

Daytime guests: 1½ times the overnight limit

Representative: On site within 60 minutes
Phone answered 24/7; checks the unit after every stay; keeps a guest log for three years.

Trash: Extra can if over 8 guests

Who to contact

Vacation rental licensing: 954-921-3225
Complaints (24/7): 954-231-2375
Tourist Development Tax Section: 954-357-8455

Official sources

Florida DBPR, Division of Hotels and Restaurants: Vacation rental and timeshare project licensing guide-
. https://www2.myfloridalicense.com/hotels-restaurants/licensing/vrtsp-guide/

Florida Department of Revenue (Florida Administrative Code): Rule 12A-1.061, sales tax on transient rentals (registration in part (9)).
https://www.flrules.org/gateway/ruleNo.asp?id=12A-1.061

State Fire Marshal (Florida Administrative Code): Rule 69A-43.018, fire safety for one- and two-family homes licensed as public lodging.
https://www.flrules.org/gateway/ruleNo.asp?id=69A-43.018

Florida DBPR: Certificate of Balcony Inspection (DBPR HR 7020)-
. https://www2.myfloridalicense.com/hr/forms/documents/dbpr_hr_7020_certificate_of_balcony_inspection.pdf

Broward County Records, Taxes and Treasury: Tourist development tax. https://www.broward.org/recordstaxestreasury/TouristDevelopmentTax

City of Hollywood: Code Chapter 119, vacation rental license regulations-
. https://www.hollywoodfl.org/DocumentCenter/View/18273/Vacation-Rental-License-Regulations

City of Hollywood: Vacation rental FAQs. https://www.hollywoodfl.org/Faq.aspx?QID=444