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Beverly Beach vacation rental checklist

Flagler County, Florida | Rules checked November 3, 2026

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Beverly Beach has no vacation rental registration, inspection, or occupancy rules in its code. You need the state DBPR license, a county business tax receipt, and a Flagler tourist tax account.

> We searched the town code for rental terms in November 2026 and found no vacation rental rules. Confirm with Town Hall before you list.

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 and Volusia (District 4) renew April 1, with the half-year rate from October 1. Flagler and the rest of District 5 renew June 1, with the half-year rate from December 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.

FLAGLER COUNTY, FLORIDA

- [ ] **Open a tourist tax account, even if you only use Airbnb or Vrbo**
  Flagler collects its own 5% tourist development tax, and the Tax Collector says the platforms do not send it in. Create an account on Tourist Express and file a return every month, by the 20th, including months with no rentals. You'll need a Florida sales tax number from the Department of Revenue to set it up.
  Tourist Express (Flagler Tax Collector): https://flagler.county-taxes.com/tourist
- [ ] **Get a county business tax receipt**
  The Tax Collector requires a local business tax receipt for every rental property, and county Ordinance 2018-10 requires the receipt number in every advertisement, including your Airbnb and Vrbo listings. Cities add their own receipt on top.
- [ ] **Know which program covers you**
  Palm Coast and Flagler Beach run their own rental programs. Outside city limits and east of U.S. 1 (the Hammock and the barrier island), the county's short-term vacation rental certificate applies. Bunnell, Beverly Beach, and Marineland have no rental program in their codes.
- [ ] **Then your town**
  Pick your town for its full checklist.

TOWN OF BEVERLY BEACH

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. In Flagler you also need a county tourist tax account even if you only book through Airbnb or Vrbo, because they don't send in the 5% county tax, plus a county business tax receipt. See the Florida and Flagler County pages.
- [ ] **Ask about a town business tax receipt**
  The town levies its own business tax (receipts run October 1 to September 30, half rate from April 1). Ask Town Hall whether your rental needs one.
- [ ] **Check your HOA or condo rules**
  With no town rental rules, your association's documents are often the main limit on short-term rentals.

Who to contact

Tax Collector, tourist tax: 386-313-4160
Tourist tax email: touristtax@flaglertax.gov

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

Flagler County Tax Collector: Tourist development tax. https://www.flaglertax.gov/tourist-development-tax/

Town of Beverly Beach (Municode): Code of ordinances (codified through Ordinance 2024-04)-
. https://library.municode.com/fl/beverly_beach/codes/code_of_ordinances