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Flagler Beach vacation rental checklist

Flagler County, Florida | Rules checked November 3, 2026

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Flagler Beach allows vacation rentals only in its commercial districts or where a rental was grandfathered in 2008, with a 7-day minimum stay. You need a city rental permit, a fire inspection, and liability insurance, renewed every October 1.

> In January 2026 the city's Planning and Architectural Review Board recommended replacing the annual self-inspection with an annual in-person fire inspection. We haven't confirmed whether the City Commission adopted it; ask Planning and Zoning.

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.

CITY OF FLAGLER BEACH

- [ ] **Check your zoning first**
  Resort dwellings and resort condominiums are allowed in Tourist Commercial (TC) and General Commercial (GC) zoning. In single-family, low- and medium-density residential, and PUD districts they're allowed only if the unit was operating as a rental between January 1, 2006 and October 2008 and has kept its permits current. Ask Planning and Zoning before you buy or list.

- [ ] **Get the state license, tax accounts, and insurance**
  The city asks for your DBPR license, a Florida sales tax certificate, and general liability insurance with the application. Register with the Flagler County Tax Collector for the 5% tourist tax.

- [ ] **Apply to Planning and Zoning**
  Submit the rental permit application, your deed or a property appraiser printout, the signed Notice of Minimum Standards, the business tax receipt application, the billing and local contact form, and your tippy cart order. The city schedules the fire inspection after the application is complete.
  Rental application packet (PDF):
  https://cityofflaglerbeach.com/DocumentCenter/View/6735/Short-Term-Rental-Application-rev-112025

- [ ] **Pass the fire inspection**
  Common checks on the city's pre-inspection list: address numbers at least 3 inches tall and visible from the street; a 2A-10:BC extinguisher on each floor, mounted and tagged; working emergency lighting; exits clear; 30 inches clear in front of the electrical panel; power strips with breakers, and no extension cords as permanent wiring.

- [ ] **Name a local contact**
  Someone with a local address and phone, available 24 hours a day, 7 days a week. Post their name and number at the property, and tell the city in writing within 10 days of any change.

- [ ] **Put your business tax receipt number in every ad**
  County Ordinance 2018-10 requires the receipt number in all rental advertising.

- [ ] **Renew by October 1 with a self-inspection**
  Within 30 days before your permit expires on September 30, inspect the rental yourself and fill out the city's compliance worksheet. Send it with the renewal, and keep the notice and the latest worksheet at the property.

City fees

About $565 the first year per unit, and $105.12 a year after that (permit and business tax), plus the commercial sanitation rate on your utility bill.

Application review	**$60**
Rental permit Every year.	**$50 a unit**
Local business tax receipt Every year.	**$55.12**
Initial fire safety inspection	**$400**
Tippy cart (trash cart) One time, or show proof you bought carts elsewhere.	**$90.95 each**
Transfer	**$5.51**

House rules for guests

Minimum stay: 7 days

Occupancy: 2 per bedroom, plus 2 per sleeper sofa
Sofas add no more than 4 people in total.

Noise: 60 dB from 7 a.m. to 10 p.m., 55 dB at night

Turtle season: May 1 to November 1
Amber outdoor lighting; stay off the dunes and use walkovers.

Pets on the beach: Leashed, except 10th St. N to 10th St. S

Parking: No overnight parking in city lots

Who to contact

Planning and Zoning: 386-517-2000 ext. 231
Email: mficocello@cityofflaglerbeach.com
Fire code questions: 386-517-2010
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/

City of Flagler Beach (copy hosted by Zoneomics): Land Development Regulations § 2.06.12, rental units-. https://www.zoneomics.com/code/flagler-beach-FL/chapter_8

City of Flagler Beach: Short-term rental application packet (rev. November 2025)-. https://cityofflaglerbeach.com/DocumentCenter/View/6735/Short-Term-Rental-Application-rev-112025