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Fort Myers Beach vacation rental checklist

Lee County, Florida | Rules checked November 4, 2026

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Fort Myers Beach requires every short-term rental to register with the town each year ($400 a unit for 2027) with a DBPR license and a fire safety inspection report. Depending on zoning, you can rent weekly (3 to 7 days per reservation) or only once a month (one 3- to 29-day reservation per calendar month). A responsible party must act within one hour, 24/7.

> Town Code Sec. 10-198 and Sec. 34-2391 to 34-2394 (Ord. 18-01, May 7, 2018; Ord. 19-15, November 18, 2019).

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.

LEE COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  If you find guests, write leases, or collect rent yourself, file the owner application with the Clerk's Tourist Tax office and remit the 5% on those stays. A property manager who handles rentals for you registers as a dealer and remits for you. You stay responsible if a dealer doesn't pay.
  Lee County tourist development tax: https://www.leeclerk.org/departments/inspector-general/tourist-development-tax
- [ ] **Then your city**
  The Tourist Tax office doesn't regulate rentals; check your city's rules and your HOA or condo association. Pick your city for its checklist.

TOWN OF FORT MYERS BEACH

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb and Vrbo collect Lee's 5% tourist tax on their bookings; for direct bookings, register with the Lee Clerk's Tourist Tax office and file it yourself. See the Florida and Lee County pages.
- [ ] **Check which rental type your zoning allows**
  Weekly rentals (3 to 7 days per reservation, several a month) are allowed only in certain zoning districts or where they were allowed on or before March 3, 2003. Elsewhere, you're limited to one reservation of 3 to 29 days each calendar month. Rentals of 30 days or more may not need registration.
- [ ] **Get a fire safety inspection**
  Schedule it with the Fort Myers Beach Fire Control District; the report is part of your registration.
- [ ] **Register in the Rentalscape portal**
  Register within 90 days of starting to rent, with the owner as registrant, the unit address, a 24/7 responsible party, your DBPR license, the fire report, and the notarized consent form. Renew every year between November 15 and December 15. Properties that didn't complete 2026 registration lose the opt-out and grandfathered rates.
  Fort Myers Beach Rentalscape portal: https://portal.deckard.com/fl-lee-town_of_fort_myers_beach-str-portal/
- [ ] **Post the code of conduct**
  Post it at the main entrance and have guests sign it: maximum occupancy, trash timing, quiet hours 10 p.m. to 7 a.m., and leaving under mandatory evacuations. Occupancy must fit the town's definition of a family (five or more unrelated adults isn't one).

Fees

2027 registration, renewed each year.

Standard registration, per unit	**$400**
Condominium opt-out, per eligible building	**$600**
Grandfathered or pre-existing property	**$50**

House rules for guests

Quiet hours: 10 p.m. to 7 a.m.

Occupancy: A single housekeeping unit
Five or more unrelated adults don't count as a family.

Who to contact

Community Development: 239-765-0202
Email: str@fmbgov.com
Complaints (24 hours): 239-944-3956

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

Lee County Clerk of Court, Inspector General: Tourist development tax-
. https://www.leeclerk.org/departments/inspector-general/tourist-development-tax

Town of Fort Myers Beach: Short-term rental. https://fortmyersbeachfl.gov/1024/Short-Term-Rental