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Holmes Beach vacation rental checklist

Manatee County, Florida | Rules checked November 4, 2026

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Holmes Beach requires a Vacation Rental Certificate for every rental property ($780, renewed every two years, inspections included) plus a yearly West Manatee Fire Rescue inspection. Minimum stays depend on zoning: 30 days in R-1 and R-1AA (no more than one rental per 30 days), 7 days in R-2, R-3, and R-4, and daily in A-1.

> City Code Sec. 4-8 and the Land Development Code, Article VI (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, 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.

MANATEE COUNTY, FLORIDA

- [ ] **Open a tourist tax account and file every period**
  Complete the Manatee County tourist tax application and get a state sales tax certificate. Then file and pay the county tax every month or quarter, even if Airbnb or Vrbo collected it from guests; they don't send it to the county. Quarterly returns are late after April 20, July 20, October 20, and January 20.
  Manatee County tourist development tax:
  https://helpcenter.taxcollector.com/hc/en-us/articles/26749980712461-Tourist-Development-Tax

- [ ] **Then your city**
  Anna Maria, Holmes Beach, Bradenton Beach, and Bradenton each require a city registration; Palmetto and the unincorporated county don't. Pick your area for its checklist.

CITY OF HOLMES BEACH

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. In Manatee County you also open a tourist tax account and file the county tourist tax yourself, monthly or quarterly, because the Tax Collector has no agreement with Airbnb or Vrbo to collect it. See the Florida and Manatee County pages.

- [ ] **Check your zoning district**
  R-1 and R-1AA: rent for 30 consecutive days or more, once per 30 days. R-2, R-3, and R-4: 7 consecutive days or more, once per 7 days. A-1: daily. Some nonconforming R-1 rentals have a 10-year "sunshine" period (LDC Article IV, Sec. 4.2(D)).

- [ ] **Apply for the Vacation Rental Certificate**
  Apply or renew in the CitizenServe portal using the city's checklist, then schedule the city inspection. The city no longer requires a rental business tax receipt.
  Holmes Beach vacation rental certificates: https://www.holmesbeachfl.org/departments/vacation_rental_certificates.php

- [ ] **Schedule the yearly fire inspection**
  Book the transient public lodging inspection with West Manatee Fire Rescue each year.
  West Manatee Fire Rescue inspection:
  https://www.wmfr.org/schedule-your-tple-short-term-vacation-rental-inspection-here

Fees

Initial application (inspections included)	**$780**
Renewal (every two years)	**$780**
First reinspection	**$50**
Second reinspection	**$75**
Change of authorized agent	**$50**

Who to contact

Code Compliance: 941-932-5807
Email: codeenforcement@holmesbeachfl.org
Tourist tax: 941-741-4809

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

Manatee County Tax Collector: What is tourist development tax?-
. https://helpcenter.taxcollector.com/hc/en-us/articles/26749980712461-Tourist-Development-Tax

City of Holmes Beach: Vacation rental certificates. https://www.holmesbeachfl.org/departments/vacation_rental_certificates.php

City of Holmes Beach (Municode): Sec. 4-8, vacation rentals-
. https://library.municode.com/fl/holmes_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH4REVAREUN_S4-8USAG