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# Dunnellon vacation rental checklist

Marion County, Florida | Rules checked November 5, 2026

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Dunnellon requires every vacation rental to register with the city: $380 a year plus a $40 yearly fire inspection, renewed by October 1. Occupancy is two per bedroom plus two, up to 16. You need a responsible party who can reach the property within two hours, all parking off the street, and the city's registration number in every ad.

## 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.

### MARION COUNTY, FLORIDA

- [ ] **Register for the tourist tax**
  Register with the Marion County Tax Collector and file every month, including platform bookings.
  Marion tourist tax: https://www.mariontax.com/td-home

- [ ] **Then your area**
  Pick your area for its checklist.

### CITY OF DUNNELLON

- [ ] **Get the state license and county tourist tax account**
  Every Florida vacation rental needs the DBPR license. Marion County isn't contracted with Airbnb, VRBO, or any platform, so register with the Marion County Tax Collector and file the 4% tourist tax yourself (due the 20th), platform bookings included.

- [ ] **Register with the city**
  Register online (Localgov, 877-842-3037) with a notarized form, your DBPR license, DOR and county tourist tax accounts (or proof a platform remits), copies of the required postings, exterior and interior sketches, and a responsible party designation. Owners of two or more rentals also need a business tax receipt. Pay $380.
  Dunnellon vacation rental registration: https://www.dunnellon.org/departments/short-term-rental-registration

- [ ] **Pass the fire inspection**
  Schedule the $40 Marion County Fire Rescue inspection (352-291-8000). It repeats every year after renewal.

- [ ] **Post the required information**
  Inside the unit: the responsible party's name, address, and phone; maximum occupancy; trash rules and pickup days; the nearest hospital; parking locations; an evacuation map; and the city's rules handout (Rainbow River, wildlife, noise).

- [ ] **Follow the house rules**
  Park only in the driveway or designated on-site spaces; no RVs, tents, or boats as extra sleeping space; no subletting. Report changes within 30 days.

## House rules for guests

**Maximum guests: 2 per bedroom + 2, up to 16**

**Parking: Off the city right-of-way**

**Responsible party: Reachable 24/7, on site within 2 hours**

## Who to contact

**City Hall:** 352-465-8500
**24-hour complaint hotline:** 877-558-3266
**Tax Collector TDT:** 352-368-8209

**Dunnellon asks for drawings with your application.**
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

## 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

Marion County Tax Collector: Tourist development tax. https://www.mariontax.com/td-home

City of Dunnellon (Municode): Code section. https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPAGEOR_CH18BU_ARTVIIIVARE_S18-242VAREGERE

City of Dunnellon: Vacation rental registration. https://www.dunnellon.org/departments/short-term-rental-registration

City of Dunnellon: Resolution RES2025-06, vacation rental fees-. https://www.dunnellon.org/home/showpublisheddocument/848/638784833662170000