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Orlando vacation rental checklist

Orange County, Florida | Rules checked November 5, 2026

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Orlando allows short-term rentals only as hosted home sharing: the owner or tenant must live on site and be there during the stay, and renting out an entire home isn't allowed. Registration is $275 the first year, then $100 a year (owner-occupied) or $125. No more than four unrelated guests per booking, or two per room, whichever is less.

> Code Ch. 58, Part 5B(19), adopted by Ordinance 2018-3 (effective July 1, 2018), amended 2021.

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.

ORANGE COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Register with the Orange County Comptroller's tourist tax office and file every month.
- [ ] **Then your area**
  Zoning decides almost everything here. Pick your city or the unincorporated county.

CITY OF ORLANDO

- [ ] **Confirm you can host**
  You must live in the home and be present while guests stay. A tenant needs notarized permission from the owner; with a mandatory HOA, get an approval letter. Exceptions for whole units are limited to commercial dwelling units, hotels, or one side of a duplex where the owner lives in the other.
- [ ] **Register for home sharing**
  Apply with City Planning and pay $275. Put your registration number in every online listing.
  Orlando home sharing registration: https://orlando.gov/Initiatives/Home-Sharing-Registration
- [ ] **Get the state license and county tourist tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb collects Orange County's 6% tourist tax on its bookings; for direct bookings and other sites, register with the Orange County Comptroller and file every month (due the 1st, late after the 20th), even with no rentals.

House rules for guests

Maximum guests: 4 unrelated, or 2 per room (whichever is less)

Who to contact

City Planning: 407-246-2269
Code Enforcement: 407-246-2686

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

Orange County Comptroller: Tourist development tax FAQ. https://www.occompt.com/FAQ.aspx?QID=139

City of Orlando (Municode): Code section. https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH58ZODIUS_PT5ACUSST_5B_19_OWCUHOSH

City of Orlando: Home sharing registration. https://orlando.gov/Initiatives/Home-Sharing-Registration

City of Orlando: Short-term rentals fact sheet (August 2021)-. https://www.orlando.gov/files/sharedassets/public/departments/edv/city-planning/factsheets_shorttermrentals.pdf