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Unincorporated Pasco vacation rental checklist

Pasco County, Florida | Rules checked November 4, 2026

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In unincorporated Pasco, a vacation rental (under 30 days, more than three times a year) is allowed only if it was grandfathered under Ordinance 99-21 or its whole subdivision or condominium was approved for vacation rentals through a conditional use or MPUD rezoning. Approved units register every September 30, rent for at least 6 days at a time, and allow 2 guests per bedroom.

> Land Development Code Sec. 402.5.B. These rules date from Ordinance 99-21 (1999), before the 2011 state law. Accessory dwelling units can't be vacation rentals without this approval.

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.

PASCO COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Register online through TouristExpress or on paper, then file for every period. Close the account before your next return is due if you stop renting.
  Pasco tourist development tax: https://pascotaxes.com/taxes/tdt/
- [ ] **Then your city**
  Unincorporated Pasco strictly limits vacation rentals; the cities have no programs. Pick your area for its checklist.

PASCO COUNTY (UNINCORPORATED AREAS)

- [ ] **Find out whether your unit may be a vacation rental**
  Ask Zoning (727-847-8132) whether your unit is grandfathered under Ordinance 99-21 or your subdivision is approved. Otherwise, rent for 30 days or longer; deed restrictions can also ban short stays.
- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb collects Pasco County's 5% tourist tax on its bookings; for direct bookings and other platforms, register with the Pasco Tax Collector and file it yourself. See the Florida and Pasco County pages.
- [ ] **Register every year by September 30**
  Register each approved unit with the county and pay the registration fee, with the owner's and management company's contacts, a 24-hour phone number, and your DBPR license. Get a business tax certificate from the Tax Collector. Report changes within 15 days.
- [ ] **Operate by the county rules**
  Post the DBPR license and business tax certificate on the back of the main door, keep a working phone labeled "In Case of Emergency Dial 911," tell guests the trash rules, keep an occupant log, and don't load or unload buses in the neighborhood.

House rules for guests

Minimum stay: 6 days

Maximum guests: 2 per enclosed bedroom

Who to contact

Zoning and Site Development: 727-847-8132
Tourist tax: 352-518-5097

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

Pasco County Tax Collector: Tourist development tax: transient rentals. https://pascotaxes.com/taxes/tdt/

Pasco County (Municode): LDC Sec. 402.5.B, vacation rentals-
. https://library.municode.com/fl/pasco_county/codes/land_development_code?nodeId=CH400PETYAP_S402USPE_402.5MIUS