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Largo vacation rental checklist

Pinellas County, Florida | Rules checked November 4, 2026

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Largo allows short-term rentals wherever homes are allowed, with no minimum stay. Up to 1 guest per 150 square feet of air-conditioned space, one off-street space per 3 guests, a city compliance inspection and a yearly $100 fire inspection, and a responsible party who can be there within 2 hours. A new $600 yearly registration starts January 1, 2027.

> Comprehensive Development Code Sec. 15.18 (Ord. 2019-28). The 2027 registration details come from news coverage of the October 2026 vote; ask the city for the ordinance.

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.

PINELLAS COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Anyone who collects rent for stays of six months or less registers for a tourist development tax account, collects the tax from guests, and remits it to the county. If every booking goes through a platform that collects the tax, confirm that it does; if it doesn't, you're responsible.
  Pinellas County tourist development taxes: https://pinellastaxcollector.gov/property-tax/tourist-development-taxes
- [ ] **Then your city**
  Pinellas has 24 cities with very different rules. Pick your city for its checklist.

CITY OF LARGO

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb and Vrbo collect Pinellas County's 6% tourist tax on their bookings; for direct bookings and platforms that don't collect, register with the Pinellas County Tax Collector and file it yourself. See the Florida and Pinellas County pages.
- [ ] **Pass the city inspections**
  First a Community Standards compliance inspection (727-587-6799), then a Fire Department life safety inspection, which must be repeated yearly ($100). Install a fire extinguisher on each floor, and make any pool or spa meet the state pool safety act.
  Largo short-term rentals: https://largo.com/connect/living_in_largo/permits_and_planning/new_short-term_rentals.php
- [ ] **Post the responsible party**
  Post the responsible party's name and number on the front of the house, or enroll in the Police Department's alarm decal program. Post the city's guest notice inside.
- [ ] **Register when the new program opens**
  From January 1, 2027, every short-term rental registers yearly ($600 initial and renewal) with proof of the state license, a tax attestation, maximum occupancy and bedrooms, the responsible party, and a parking plan, with inspections at each renewal.

Who to contact

Community Standards: 727-587-6799
Fire Rescue (high hazard inspection): 727-587-6714
Tourist tax: 727-464-5007

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

Pinellas County Tax Collector: Tourist development taxes. https://pinellastaxcollector.gov/property-tax/tourist-development-taxes

City of Largo: Short-term rentals. https://largo.com/connect/living_in_largo/permits_and_planning/new_short-term_rentals.php

WUSF: Largo moves to rein in problem vacation rentals (October 8, 2026)-
. https://www.wusf.org/politics-issues/2026-10-08/largo-moves-rein-in-problem-vacation-rentals
City of Largo (Municode): CDC Sec. 15.18, short-term vacation rentals. https://library.municode.com/fl/largo/codes/code_of_ordinances