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Madeira Beach vacation rental checklist

Pinellas County, Florida | Rules checked November 4, 2026

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Madeira Beach sets minimum rental periods by area: nightly along the Gulf, 3 months in some neighborhoods, 6 months on the bayside finger islands. Vacation rentals need a city certificate of compliance ($300) with a yearly inspection ($100), a responsible party within 25 miles who can be there in 2 hours, and a city business tax receipt.

> City Code Chapter 34, Article VII, Division 3 (Ord. 2015-13); fees by Ord. 2025-18 (November 12, 2025). Pools must be screened by a 6-foot opaque fence.

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 MADEIRA BEACH

- [ ] **Check the minimum rental period map**
  Find your property on the city's map before you list.
  Minimum rental period map: https://storage.googleapis.com/proudcity/madeirabeachfl/uploads/2021/08/MAP.pdf
- [ ] **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.
- [ ] **Register and get the certificate of compliance**
  Apply to the City Clerk with your responsible party (24/7 number), state and county tax registrations, DBPR license, and city business tax receipt. The code ties certificates to rentals that held a business tax receipt and paid taxes before February 28, 2006; ask the city whether your property qualifies. The unit is inspected before the certificate is issued and every year after.
- [ ] **Post the notice on the back of the front door**
  Responsible party contacts, maximum occupancy, maximum vehicles with a parking sketch, the nearest hospital and sheriff's number, the certificate, and the rental agreement. Guests park only in the sketched spaces and leave for any non-resident evacuation order.

Fees

Short-term/vacation rental certificate of compliance	**$300**
Annual short-term rental inspection	**$100**

Who to contact

Community Development: 727-391-9951
Tourist tax: 727-464-5007

Madeira Beach 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

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

City of Madeira Beach: Minimum rental period map. https://storage.googleapis.com/proudcity/madeirabeachfl/uploads/2021/08/MAP.pdf

City of Madeira Beach (Municode): Chapter 34, Article VII, Division 3, short-term vacation rentals. https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34EN_ARTVIICHNUPRCO_DIV3SHTEVARE

City of Madeira Beach (Municode): Appendix A, fees (short-term rental certificate). https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_APXAFECOPRMA_ARTIIDESE_OSHRMVARECECECO