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Unincorporated Pinellas vacation rental checklist

Pinellas County, Florida | Rules checked November 4, 2026

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Outside the cities, every short-term rental (under 30 days, more than three times a year) needs a Pinellas County Certificate of Use: $450 a year plus a $150 inspection the first year, with a $100 reinspection every two years. Up to 2 guests per bedroom plus 2 (max 10), one off-street space per 3 guests, and quiet hours 10 p.m. to 9 a.m.

> Pinellas County Ordinance 25-15 (2025). Violations bring daily fines. The county doesn't issue business tax receipts in unincorporated areas.

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.

PINELLAS COUNTY (UNINCORPORATED AREAS)

- [ ] **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.
- [ ] **Apply for the certificate of use**
  Apply in the county Access Portal for each unit (each half of a duplex separately) with your DBPR vacation rental license, a parking plan, your deed or Property Appraiser record (not a tax bill), the affidavits, and Sunbiz records if a company owns it. A new owner must apply within 30 days of buying; certificates don't transfer.
  Pinellas County Access Portal: https://aca-prod.accela.com/pinellas/Default.aspx
- [ ] **Pass the inspection**
  Inspectors check smoke and carbon monoxide detectors, bedrooms (size, closet, escape opening), and pool safety. A failed inspection must be reinspected within 30 days.
- [ ] **Post the notice inside**
  Post the responsible party's name, address, and phone; the maximum occupancy; maximum vehicles with a parking sketch; the noise rules and quiet hours; trash and recycling days; and the nearest hospital. The county has a fillable form.

Fees

Certificate of use, first year $250 at application, $200 after an approved inspection.	**$450**
Initial inspection	**$150**
Reinspection (failed inspection, and every two years)	**$100**
Annual renewal	**$450**

House rules for guests

Maximum guests: 2 per bedroom + 2, max 10

Parking: 1 space per 3 guests, off-street

Quiet hours: 10 p.m. to 9 a.m.

Who to contact

Short-term rental support: 727-464-4761
Email: str-support@pinellas.gov
24/7 hotline: 727-353-2436
Tourist tax: 727-464-5007

Unincorporated Pinellas 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

Pinellas County: Short-term rental certificate of use FAQs. https://pinellas.gov/short-term-rental-certificate-of-use-faqs/

Pinellas County: Short-term rentals. https://pinellas.gov/str