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Sarasota (city) vacation rental checklist

Sarasota County, Florida | Rules checked November 4, 2026

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The City of Sarasota requires a vacation rental certificate of registration for houses and small multifamily buildings (one to four units) rented for under 30 days: $500 to start and $350 to renew, each with an inspection, renewed by December 31. A 7-night minimum stay applies citywide, with up to 2 guests per bedroom plus 2 overnight (max 10 in single-family zones, 12 in multifamily). Condos and owner-occupied homes are exempt.

> City Code Chapter 34.5, as amended by Ordinance 25-5560 (July 21, 2025). Each day of a violation is separate; repeat violations bring suspensions of 30 to 360 days.

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.

SARASOTA COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Register with the Tax Collector through TouristExpress and with the Department of Revenue for sales tax. Whoever receives the rent, including a rental agent, collects and remits the tax by the 20th of the following month.
  Sarasota County tourist tax: new account-
  : https://www.sarasotataxcollector.gov/services/tax-services/tourist-tax/new-account
- [ ] **Then your city**
  Rules differ a lot by city. Pick your area for its checklist.

CITY OF SARASOTA

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb collects Sarasota County's 6% tourist tax on its bookings; for direct bookings and other platforms, register with the Sarasota County Tax Collector and file it yourself. See the Florida and Sarasota County pages.
- [ ] **Apply for the certificate of registration**
  Apply online for each unit and pay when you submit; applications aren't reviewed until paid. Name one or two designated responsible parties (named people, even if you use a management company). Show the parking plan: all guest vehicles park on the property in approved spaces.
  City of Sarasota vacation rental portal: https://ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx
- [ ] **Schedule the inspection within 30 days of approval**
  The responsible party schedules it; the unit must pass before the certificate is issued or renewed. Pools and spas must meet the state pool safety standards, and you must post an evacuation route map to the nearest hurricane shelters with the other required information.
- [ ] **Renew every year**
  Renew between July 1 and October 1; every certificate expires December 31. A new owner needs a new initial application within 15 days of the sale. Changes to bedrooms, occupancy, or parking need an amendment.

Fees

Initial registration First inspection included.	**$500**
Renewal First inspection included.	**$350**
Amendment	**$200**
Late application	**$200**
Reinspection	**$100 first, $200 second and third**

House rules for guests

Maximum guests: 2 per bedroom + 2
Max 10 (RSF) or 12 (RMF), 11 p.m. to 7 a.m.

Parking: On the property only
In the spaces on the approved parking plan.

Who to contact

Vacation rentals: 941-263-6623
Email: vacationrentals@sarasotafl.gov
Tax Collector: 941-861-8300

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

Sarasota County Tax Collector: Tourist tax: new account. https://www.sarasotataxcollector.gov/services/tax-services/tourist-tax/new-account

City of Sarasota: Vacation rental registration and compliance-. https://www.sarasotafl.gov/Department-Pages/Development-Services/Vacation-Rental-Registration-and-Compliance

Shumaker, Loop & Kendrick: Client alert: Sarasota vacation rental Ordinance 25-5560. https://www.shumaker.com/?p=14408