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Unincorporated Seminole vacation rental checklist

Seminole County, Florida | Rules checked November 5, 2026

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Unincorporated Seminole requires a $250 yearly Vacation Rental Registration. Limits are two guests per sleeping room (up to four children under 13 not counted), two parking spaces plus one per bedroom over four, and no parking on swales or sidewalks. You need fire extinguishers, a phone that can call 911, a guest information binder, and an emergency poster on each bedroom door.

> Owner-occupied homes where guests reach their rooms through an inside hallway are exempt. The registration doesn't override HOA covenants.

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.

SEMINOLE COUNTY, FLORIDA

- [ ] **Register for the tourist tax if you take direct bookings**
  Register with the Seminole County Tax Collector and get a business tax receipt.
- [ ] **Then your area**
  Pick your area for its checklist.

SEMINOLE COUNTY (UNINCORPORATED AREAS)

- [ ] **Get the state license and county tourist tax account**
  Every Florida vacation rental needs the DBPR license. Airbnb collects Seminole County's 5% tourist tax on its bookings; for direct bookings and other sites, register with the Seminole County Tax Collector and file monthly (due by the 20th).
- [ ] **Register online**
  Register through the county's vacation rental portal with your DBPR license, DOR registration, tourist tax account (or proof a platform pays), and business tax receipt, and sign the noise, trash, bear, and sexual-offender acknowledgments. Pay $250. A new owner or a change in bedrooms needs a new registration.
  Seminole vacation rental registration:
  https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/for
- [ ] **Equip and post**
  An ABC extinguisher on each floor and a Class K near the kitchen; a phone that can call 911; a Transient Occupant Information binder; and an Emergency Information poster on the main exit and each bedroom door.
- [ ] **Name a responsible party**
  Reachable at any hour while the unit is occupied.

House rules for guests

Maximum guests: 2 per sleeping room

Parking: 2 spaces + 1 per bedroom over 4

Who to contact

Planning and Zoning: 407-665-7371
Complaint hotline: 1-866-819-8260
Tax Collector TDT: 407-665-7636

Unincorporated Seminole 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

Seminole County Tax Collector: Tourist development tax. https://seminolecounty.tax/services/business-services/tourist-development-tax

Seminole County (Municode): Code section.
https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.16VARE

Seminole County: Vacation rental registration.
https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/foreclosure-vacation-rental

Seminole County: Ordinance 2020-14, vacation rentals. https://www.seminolecountyfl.gov/file/3423/Vacation-Rental-Ordinance_2020_14.pdf