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St. Augustine Beach vacation rental checklist

St. Johns County, Florida | Rules checked November 3, 2026

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St. Augustine Beach bans stays of 30 days or less in low-density residential zoning. In medium-density zoning, up to 100 rentals are allowed citywide with a city business tax receipt, a local contact, and a yearly rental report.

> The city's short-term rental web page was offline when we checked, and the code doesn't say when the low-density ban was first adopted. Confirm with the city before you buy or list.

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, and Indian River (District 4) renew April 1, with the half-year rate from October 1. Flagler, St. Johns, and the rest of District 5 renew June 1, with the half-year rate from December 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.

ST. JOHNS COUNTY, FLORIDA

- [ ] **Register for the tourist tax**
  Get a Florida sales tax number from the Department of Revenue, a county business tax receipt, and fill out the Tax Collector's tourist development tax application. File a return every month by the 20th, including months with no rentals. Filing correctly and on time earns a 2.5% collection allowance, up to $30.
  Tourist development tax application (PDF): https://sjctax.us/downloads/New-TDT-Application.pdf
- [ ] **Ask whether your platform covers the county tax**
  Airbnb's and Vrbo's own tax pages don't name St. Johns County, and the Tax Collector says every owner or agent collects and remits. Plan to file it yourself unless the Tax Collector tells you a platform remits for you.
- [ ] **Know which rules cover you**
  St. Augustine and St. Augustine Beach run their own programs. Outside city limits and east of the Intracoastal Waterway (Ponte Vedra Beach, Vilano Beach, Crescent Beach, Butler Beach), the county's short-term vacation rental registration applies. West of the Intracoastal, including Hastings, there is no county registration.
- [ ] **Then your town**
  Pick your town for its full checklist.

CITY OF ST. AUGUSTINE BEACH

- [ ] **Check your zoning first**
  Rentals of 30 days or less are prohibited in low-density residential zoning. In medium-density districts, the city allows at most 100 transient rentals in total. Hotels, motels, and resort condominiums are covered by other rules. Ask the city whether your property qualifies and whether there's room under the cap.
- [ ] **Get the state license and tax accounts first**
  The city asks for your Florida sales tax number and DBPR license before it issues a business tax receipt. You also need the county business tax receipt and a St. Johns County tourist tax account.
- [ ] **Apply for the city business tax receipt**
  Include a local contact with a current local phone and street address (not a mailbox), and the signed notice of minimum standards. Post the contact's phone number at the property, and tell the city within 30 days of any change.
- [ ] **Give guests the city rules**
  Send guests a copy of the city's rules on noise, parking, dune protection, turtle nesting season, littering, and trash before they arrive, and post the same notice in the rental.
- [ ] **File a rental report by February 1**
  Every year, the owner or agent sends the city a rental report.

House rules for guests

Occupancy: 2 per bedroom, plus 2 for a sleeper sofa per floor
Counts people over 15.

Parking: On-site spaces only
Overflow goes to unrestricted public parking.

Who to contact

City Hall: 904-471-2122
Tax Collector: 904-209-2250

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

St. Johns County Tax Collector: Tourist development tax. https://sjctax.us/tourist-development-tax/

Airbnb: Occupancy tax collection and remittance by Airbnb in Florida. https://airbnb.com/help/article/2301/

St. Johns County: Land Development Code Article II, § 2.02.04.B.19, short-term vacation rentals-. https://www.sjcfl.us/wp-content/uploads/2024/01/Article-II.pdf

City of St. Augustine Beach (Municode): Land Development Regulations § 3.02.03, prohibited uses (item 12). https://library.municode.com/fl/st._augustine_beach/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADERE_ARTIIILAUSTYDEIN_S3.02.03PRUS

City of St. Augustine Beach (Municode): Land Development Regulations § 3.09.00, transient lodging in medium density districts. https://library.municode.com/fl/st._augustine_beach/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADERE_ARTIIILAUSTYDEIN_S3.09.00TRLOESW

City of St. Augustine Beach (Municode): Code § 12-67, business tax amounts (transient lodging facilities). https://library.municode.com/fl/st._augustine_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH12LITAMIBURE_ARTIILOBUTARE_S12-67AM