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Unincorporated St. Lucie vacation rental checklist

St. Lucie County, Florida | Rules checked November 4, 2026

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Outside city limits, St. Lucie County has no vacation rental registration. You need the state DBPR license and a county tourist tax account, which you file yourself, and your condo or HOA rules often decide what's allowed.

> We searched the county code and land development code in November 2026 and found no vacation rental rules. Confirm with St. Lucie County Planning before you 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, 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.

ST. LUCIE COUNTY, FLORIDA

- [ ] **Open a tourist tax account, even if you only use Airbnb or Vrbo**
  Get a Florida sales tax number from the Department of Revenue first, then create a TouristExpress account with the Tax Collector and apply for a tourist tax account. File every month by the 20th. Filing on time online earns a 2.5% collection allowance, up to $30.
  TouristExpress (St. Lucie Tax Collector): https://stlucie.county-taxes.com/tourist
- [ ] **Ask about a business tax receipt**
  Ask the Tax Collector whether your rental needs a county business tax receipt. Fort Pierce also requires its own city receipt.
- [ ] **Know which rules cover you**
  Fort Pierce (including its part of Hutchinson Island) and St. Lucie Village run rental registrations. Port St. Lucie and the unincorporated county, including the county side of Hutchinson Island, have no rental registration, so the state license, tax accounts, and your condo or HOA rules apply.
- [ ] **Then your town**
  Pick your town for its full checklist.

UNINCORPORATED ST. LUCIE COUNTY

- [ ] **Confirm you're outside city limits**
  Much of Hutchinson Island south of Fort Pierce is unincorporated, but the northern beach area is in Fort Pierce, which has its own registration. Check your parcel on the St. Lucie County Property Appraiser site.
- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license. Open a St. Lucie County tourist tax account and file monthly. See the St. Lucie County page.
- [ ] **Check your condo or HOA rules**
  Most beach rentals here are condos, and association documents often set minimum stays or ban short-term rentals.

Who to contact

Tax Collector, tourist tax: TouristTax@tcslc.com
Department of Revenue (sales tax number): 772-429-2900

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. Lucie County Tax Collector: Tourist development tax. https://tcslc.com/233/Tourist-Development

St. Lucie County (Municode): Code of ordinances and land development code-
. https://library.municode.com/fl/st._lucie_county/codes/code_of_ordinances