LICENSEDRENTAL.COM

DeLand vacation rental checklist

Volusia County, Florida | Rules checked November 2, 2026

Scan for the latest version

DeLand's zoning doesn't list short-term rentals as an allowed use, and the city treats them as prohibited. The City Commission discussed changing this in February 2026 but hadn't decided. Check with the city before you list.

> News reports in February 2026 say the city considers the ban to date from before 2011, which would protect it from the state's preemption. We found no vote after that. Check back or ask the city.

Licensing steps

STATE OF FLORIDA

- [ ] **Get the DBPR vacation rental license**
  Apply to the Division of Hotels and Restaurants as a vacation rental condo or vacation rental dwelling. There is no state inspection before the license is issued, but DBPR can inspect after a complaint. Renew it every year.
  DBPR online services: https://www2.myfloridalicense.com/

- [ ] **Register for Florida sales tax**
  Register with the Florida Department of Revenue to collect the 6% state tax and the county surtax on bookings you take directly. Booking platforms collect it for stays booked through them.
  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.

- [ ] **Balcony inspection for taller buildings**
  Buildings three or more stories tall need a balcony inspection by a qualified inspector every three years.

- [ ] **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.

VOLUSIA COUNTY, FLORIDA

- [ ] **Open a county tourist tax account**
  Register with Volusia County Treasury and Billing using the county's application, after you have your Florida sales tax number. File and pay online by the 20th of each month (quarterly if you collect less than $1,000 a year). Cleaning and other required fees are taxable too.
  Tourist tax application (PDF): https://www.volusia.org/file/5938/TDT-Paper-Application.pdf

- [ ] **Know what the platforms cover**
  VRBO (since January 2020) and Airbnb (since February 2020) collect and send the county tax for bookings made through them. Other sites don't, and direct bookings are always yours to file.

- [ ] **Outside a city? The county's 30-day minimum applies**
  In unincorporated Volusia, single-family homes and condos in residential zoning can't be rented for less than 30 days. See the unincorporated Volusia page.

- [ ] **Then your city**
  Each city sets its own registration, inspection, and zoning rules. Pick your city for its checklist.

CITY OF DELAND

- [ ] **Ask the city before you list**
  DeLand's code neither explicitly allows nor bans vacation rentals, and the city enforces them as a prohibited use. Call the Planning Department to confirm the current rule.
- [ ] **Consider monthly rentals**
  Rentals of 30 days or more aren't vacation rentals under state law. Stays of six months or less still owe sales and tourist taxes; see the Volusia County page.

Who to contact

Treasury and Billing (tourist tax): 386-943-7085

Official sources

Florida DBPR: Vacation rentals and timeshare projects (form HR 5025-753)-
. https://www2.myfloridalicense.com/hr/forms/documents/5025_753.pdf

Florida Department of Revenue: Discretionary sales surtax rates (DR-15DSS). https://floridarevenue.com/Forms_library/current/dr15dss_26.pdf

State Fire Marshal (copy hosted by Bay County): Florida Administrative Code 69A-43, fire safety for public lodging-
. https://www.baycountyfl.gov/DocumentCenter/View/16357/69A-43-FAC

Volusia County: Tourist and convention development tax-
. https://www.volusia.org/services/financial-and-administrative-services/revenue-services/tourist-and-convention-development-tax/

Volusia County: Tourist tax frequently asked questions.
https://www.volusia.org/services/financial-and-administrative-services/revenue-services/tourist-and-convention-development-tax/frequently-asked-questions.stn

Ormond Beach Observer: Volusia County Council votes to keep short-term rental ordinance as is (May 2021)-
. https://www.observerlocalnews.com/article/volusia-county-council-votes-to-keep-short-term-rental-ordinance-as-is

The West Volusia Beacon: Airbnbs? DeLand isn't ready to decide (February 26, 2026)-
. https://www.beacononlinenews.com/articles/news/airbnbs-deland-isnt-ready-to-decide/

City of DeLand (Municode): Code ch. 33, land development regulations-
. https://library.municode.com/fl/deland/codes/code_of_ordinances?nodeId=COOR_CH33LADERE

WFTV: Proposed changes to DeLand's short-term rental ban (February 16, 2026).
https://www.wftv.com/news/local/volusia-county/proposed-changes-delands-short-term-rental-ban-e-bike-rules/LI5KDRKT5VEJHAY7BPXLFQ2KMA/