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Deltona vacation rental checklist

Volusia County, Florida | Rules checked November 2, 2026

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Deltona requires a city certificate of registration for every vacation rental, renewed each year. You need a city inspection, a yearly fire inspection, a local responsible party who can arrive within an hour, and occupancy of no more than one person per 250 square feet.

> Deltona rewrote its rental rules in May 2025 (Ordinance 09-2025). Existing rentals had to register by December 31, 2025. A sale voids the certificate unless the new owner applies within 15 days.

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 DELTONA

- [ ] **Get the state license and county tax account**
  You need the DBPR license, a Florida sales tax registration, and a Volusia tourist tax account before you apply; copies of all three go with the city application.
- [ ] **Get a city business tax receipt**
  The registration application asks for a copy of your Deltona business tax receipt for the current year.
- [ ] **Prepare your drawings**
  Include an exterior site sketch showing structures, pools, fencing, and every off-street parking space, and an interior sketch of each floor showing bedrooms, exits, hallways, and stairs. Hand-drawn sketches or photos are accepted if staff can check them.
- [ ] **Apply for the certificate of registration**
  Submit the city form with proof of ownership, the fee, the bedroom and bathroom count, square footage, a blank sample lease, a designated responsible party form and signed acknowledgment, and an owner affidavit. Incomplete applications get 20 days to fix.
- [ ] **Pass the inspections**
  The city inspects for building, property maintenance, and the state fire safety rule for transient lodging (69A-43). Fix anything found within 30 days. A fire safety inspection follows every year.
- [ ] **Post the required notices**
  Post the certificate by the main door, plus the items below. Keep listings consistent with your certificate; advertising more guests than allowed is a violation.

Fees

The inspection fee is $75. The registration fee is set by city resolution; ask the city for the current amount.

Inspection As reported when the ordinance passed in May 2025.	**$75**
Annual registration Not published in the code. Ask the city.	**Set by resolution**

Inspection checklist

- [ ] **Smoke and CO alarms.** A working smoke and carbon monoxide system meeting Florida Building Code R314 and R315.
- [ ] **Pool, spa, or hot tub.** Meets the Residential Swimming Pool Safety Act (F.S. ch. 515).
- [ ] **State fire safety rule.** Complies with 69A-43 for transient public lodging.
- [ ] **Bedrooms.** At least 100 sq ft with a bed and a closet or en suite bath. Rooms added without permits don’t count.

House rules for guests

Occupancy: 1 per 250 sq ft
Rentals operating before May 2025 could apply by January 1, 2026 for five years at 2 per bedroom plus 4.

Responsible party: On site within 1 hour
Reachable 24/7, checks the home at least weekly while rented.

Parking: 1 off-street space per 3 guests
Garage spaces count if guests can use them. No on-street parking.

Posted inside: Hospital, sheriff number, trash days, address, contact, evacuation
Near the main entrance: maximum occupancy, vehicle limit, the good-neighbor noise notice (after 11 p.m.), and leash and RV parking rules.

Who to contact

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

Deltona 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: 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

City of Deltona (Municode): Code ch. 22, art. VIII, div. 2, vacation/short-term rentals (§§ 22-246 to 22-266)-
. https://library.municode.com/fl/deltona/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTVIIIREPRVARE_DIV2VASHTERE

Citizen Portal: Deltona tightens vacation-rental oversight (May 2025).
https://citizenportal.ai/articles/6231601/Florida/Volusia-County/Deltona/Deltona-tightens-vacationrental-oversight-short-and-longterm-registration-fees-rise