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Port Orange vacation rental checklist

Volusia County, Florida | Rules checked November 2, 2026

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Port Orange has no vacation rental registration, inspection, or occupancy rules in its code. You need the state license and the Volusia tourist tax account.

> We searched the city code for vacation rental, short-term rental, and transient in November 2026 and found no rental rules. Confirm with the city before you list.

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 PORT ORANGE

- [ ] **Get the state license and county tax account**
  Every Florida vacation rental needs the DBPR license and sales and Volusia tourist tax registrations. See the Florida and Volusia County pages.
- [ ] **Ask about a city business tax receipt**
  Ask City of Port Orange whether you need a business tax receipt for a rental.
- [ ] **Check your HOA or condo rules**
  With no city rental rules, your association's documents are often the main limit on short-term rentals. Most rentals here are condos, so read your declaration and rules before you list.

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

City of Port Orange (Municode): Code of ordinances and land development code-
. https://library.municode.com/fl/port_orange/codes/code_of_ordinances