LICENSEDRENTAL.COM

Unincorporated Walton vacation rental checklist

Walton County, Florida | Rules checked November 5, 2026

Scan for the latest version

Unincorporated Walton, including all of 30A and Miramar Beach, requires a Short-Term Vacation Rental Certificate: $300 a year per structure, renewed by June 1 (except ZIP 32459 for now). Rules include one guest per 150 square feet, one parking space per six guests, a 24/7 responsible party within an hour, and quiet hours from 10 pm to 6 am. Condos and owner-occupied homesteads are exempt.

> Land Development Code 1.13.16 and 5.07.03. The June 1 renewal date took effect February 2, 2026 to match the DBPR District 6 cycle.

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.

WALTON COUNTY, FLORIDA

- [ ] **Register for the tourist tax**
  Register with the Clerk's tourist tax department and file every period through the GovOS portal (waltontdt.munirevs.com), including for platform bookings.
  Walton County tourist tax: https://waltonclerkfl.gov/touristtax
- [ ] **Then your area**
  Outside the three cities you need the county certificate. Pick your area.

WALTON COUNTY (UNINCORPORATED AREAS)

- [ ] **Get the state license and county tourist tax account**
  Every Florida vacation rental needs the DBPR license. Walton County collects its own tourist tax, and Airbnb and VRBO don't file it for you: register with the Walton County Clerk of Court's tourist tax department and file every period, even for platform bookings. Platforms do collect the state sales tax.
- [ ] **Apply for the certificate**
  Apply online (apply.mywcfl.rentals) and pay $300 per structure. There's no routine interior inspection; you sign an affidavit instead. Buildings three stories or taller also need the state balcony certificate. Renting or advertising without a certificate can bring $500-a-day fines.
  Walton STVR FAQ: https://www.mywaltonfl.gov/m/faq?cat=65
- [ ] **Name a responsible party**
  One person, 18 or older, reachable 24/7, who can reach the rental within one hour.
- [ ] **Post the sign and list the certificate number**
  An outside sign no larger than 18 by 12 inches with the certificate number; put the number in every ad. Post the maximum occupancy and noise rules for guests.
- [ ] **Follow the house rules**
  35 gallons of trash capacity per four guests, one parking space per six guests, and quiet hours from 10 pm to 6 am.

House rules for guests

Maximum guests: 1 per 150 sq ft

Parking: 1 space per 6 guests

Quiet hours: 10 pm to 6 am

Trash: 35 gallons per 4 guests

Who to contact

STVR program: stvr@mywaltonfl.gov

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

Walton County Clerk of Court: Tourist development tax. https://waltonclerkfl.gov/touristtax

Walton County: Short-term vacation rental FAQ. https://www.mywaltonfl.gov/m/faq?cat=65

Walton County: Short-Term Vacation Rental Certification Program and Neighborhood Compatibility Ordinance (2023-03).
https://www.mywaltonfl.gov/DocumentCenter/View/39890/Walton-County-FL-Short-Term-Vacation-Rental-Certification-Program-and-Neighborhood-Compatibili

Walton County (GovOS portal): Vacation rental certificate FAQ (GovOS). https://waltonvrc.munirevs.com/faq/