

5 REASONS WHY SB 280 IS BAD FOR FLORIDA



The bill allows local governments to charge property owners a “reasonable” fee to process registration applications, yearly renewals, and inspections.

Without a defined limit on fees, there's no guarantee against unreasonable charges, risking excessive fees for property owners wanting to rent short-term.



The bill allows local governments to revoke or refuse to renew registrations under certain conditions – but no requirements to inform renters.

Renters must be informed of changes in the registration status of vacation rentals for transparency and fairness, allowing informed decisions and protecting consumer rights.



The bill imposes maximum overnight occupancy limits.

The bill's occupancy limits aim to prevent "party houses" but might deter families from choosing Florida by making it harder to find suitable accommodations, possibly raising costs and limiting availability in peak seasons. This misalignment with family needs could drive tourists to consider alternative vacation destinations.



The bill authorizes local governments to suspend registrations for “material” violations of local law, ordinance, or regulation that do not solely apply to vacation rentals, and the violation is directly related to the vacation rental premises.

The lack of a clear definition for "material" violations hinders uniform regulation enforcement and risks bias. A precise definition is needed to ensure local governments suspend registrations only for significant violations related to the rental premises, ensuring fairness, and preventing arbitrary or discriminatory actions.



The bill requires that vacation rental owners appeal registration denials, suspensions, non-renewals, and revocations to the circuit court within 30 days, with the court authorized to award attorney fees and damages to the winning party.

The appeals process for vacation rental owners is time-consuming and resource-intensive, adding stress and financial risk due to uncertain outcomes and potential legal costs. This may deter owners from entering the market or challenging unfair disciplinary actions.