

Short-Term Rental Registration Guide



Step 1: Check for Eligibility

Per Article 7 of the City of Destin Land Development Code, short-term rentals are only allowed in the following zones:

- Bay Resort Mixed Use (BRMU)
- Crystal Beach Resort (CBR)
- Calhoun Mixed Use (CMU)
- Gulf Resort Mixed Use (GRMU)
- Holiday Isle Mixed Use (HIMU)
- North Harbor Mixed Use (NHMU)
- Residential, Office, Institutional General Development (ROI-GD)
- Residential, Office, Institutional Tourist Development (ROI-TD)
- South Harbor Mixed Use (SHMU)
- Crystal Beach Neighborhood (CBN)
- Low Density Residential– Holiday Isle (LDR-HI)
- Medium Density Residential– Holiday Isle (MDR-HI)
- High Density Residential– Holiday Isle (HDR-HI)

View the [Zoning Map](#) to determine your location.



NOTE

Condos and apartments do not have to be registered as short-term rentals with the City of Destin, but they do require a Destin short term rental business tax receipt.

A **short-term rental** is defined as any occupancy of a single-family dwelling unit

for a period of time between one (1) day to no more than six (6) months.

House Duplex

Townhouse

Step 2: Before registering, obtain the current, valid and necessary documents

- A **City of Destin Business Tax Receipt** (Chapter 13 of the Code of Ordinances)

Please call (850) 837-4242 or visit the Building Division for further information.

The city's Business Tax Receipt can be applied for on our website at www.cityofdestin.com/compass

Search for "Short Term Rental BTR."

- A **Florida Rental Dwelling License** (Chapter 509, Florida Statutes)

This process can be started by visiting www.myfloridalicense.com

Find the application under "Apply or Manage My License > Hotels and Restaurants > Vacation Rental Dwelling."

- A **Florida Department of Revenue Resale Certificate** (Chapter 212, Florida Statutes)

This process can be started by visiting www.dor.myflorida.com,

under the taxes tab, begin with "Register to Collect & Report Taxes."

- **Notarized Affidavit of Bedrooms and Parking.**

[Notarized affidavit of bedrooms and parking](#)

Note:

Maintaining a short-term rental is considered a business and registration is mandated by state and local ordinance.

Examples

City of Destin
4200 Indian Bayou Trail, Destin FL 32541
(850) 654-1119

BUSINESS TAX RECEIPT CERTIFICATE
2022

Business Name: VARIOUS LOCATION
Business Location: DESTIN, FL 32541
Mailing Address:
Owner:
Numbers: 5/23/2022
Issued Date: 9/30/2022
Expiration Date:

Licenses Type: Rental BTR
Classification: Rental Units
Fees Paid: \$25.00

THIS RECEIPT DOES NOT, IN AND OF ITSELF, INDICATE OR CONFIRM COMPLIANCE WITH LOCAL, STATE OR FEDERAL CODES. IT IS THE OBLIGATION OF THE BUSINESS ENTITY NAMED ABOVE TO INDEPENDENTLY CONFIRM COMPLIANCE WITH APPLICABLE LAND DEVELOPMENT, ZONING AND OTHER CODES OF THE CITY AND OTHER APPLICABLE JURISDICTIONS.
TO BE POSTED IN A CONSPICUOUS PLACE

DETACH HERE

RICK SCOTT, GOVERNOR
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

License Number: 1934 - OF - UNITS: 40
The COLLEGE VACATION RENTAL LICENSE-2007
(Renewed under 5L LICENSED)
(Under the provisions of Chapter 509 F.S.)
Expiration date: JUNE 1, 2018

Address:
ISSUED: 09/28/2017 DISPLAY AS REQUIRED BY LAW SDP# L17094000099

2017 Florida Annual Resale Certificate for Sales Tax
THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2017

Business Name and Location Address: Certificate Number:

ADDRESS

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or related will be resold or re-rented for one or more of the following purposes:

- the resale of tangible personal property;
- the rental as tangible personal property;
- the resale of services;
- the rental as commercial real property;
- incorporation into and use as part of the repair of tangible personal property by a repair dealer;
- the rental as transient rental property;
- incorporation as a material, component, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Florida law provides for criminal and civil penalties for fraudulent use of a Florida Annual Resale Certificate.

The Florida Annual Resale Certificate is subject to active registration rules and use tax issues. As a buyer, use your certificate to purchase or rent property or services tax exempt that you intend to resell or re-rent to your customers. You cannot use the certificate to purchase or rent property or services that you will use in your business. As a seller, you must collect sales tax and discretionary sales surtax imposed on retail sales or rental of taxable property or services, unless the transaction is exempt.

Seller Certificate Verification - Verify resale or exemption certificates using a customer's sales tax certificate number:

- Phone: 877-FL-RESALE (877-387-3725)
- Online: Go to www.myflorida.com/dor and select "More e-Services" and then "Verify resale and exemption certificates"
- Mobile App: Florida Tax (FL Tax) mobile app for iPhone, iPad, Android phones and tablets, Windows Phone

If you obtain an authorization number for each tax exempt sale, or for all sales to a specific customer, you do not need to keep a copy of the customer's Florida Annual Resale Certificate.

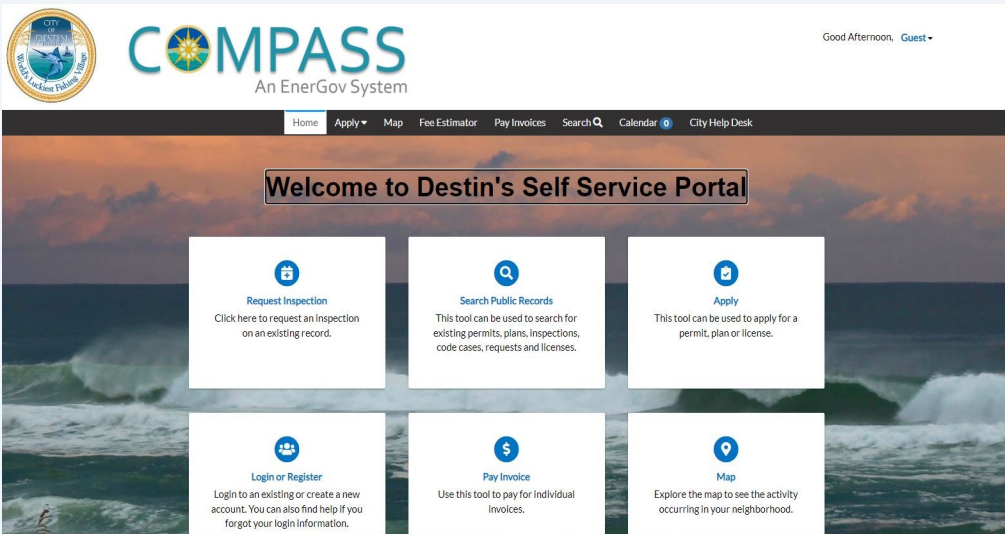
Note:

Processing times may vary.

The dwelling license may require building inspections that could delay the registration process.

Step 3: Registering Your Short Term Rental

- Visit the [City of Destin website](#) and use the online portal (Compass).
- The Compass online portal lets users to submit licenses, permits, plans, pay registration fees, and view the status of your application all from your home, office or mobile device.
- Search for “Registration - Short Term Rental”



Fees	
<i>Short-Term Rental Registration</i> (Expires February 28 of following year)	
Total Square Footage:	
Less than or equal to 2499 sq. ft.-	\$500
2500-4999 sq. ft.–	600
Greater than or equal to 5000 sq. ft.-	\$700
<i>Late Application Fee-</i> After March 31- \$100. After May 31- \$500	
<i>Incomplete Application or Incomplete Signage-</i> \$25.00	

Note:
Late application fees will be assessed after March 31st if the short-term rental was registered the previous year under the same owner.

Proper signage must be displayed on the property per city ordinance.

- The sign must be prominently placed on the property of the single-family dwelling unit so that the required content of the sign shall be legible as viewed from the public right-of-way; however, signage shall not be placed in the public right-of-way;
- Such sign shall be eighteen (18) inches by eighteen (18) inches in size;
- The sign must clearly indicate the name, and twenty-four (24) hours a day, seven (7) days a week emergency contact phone number of the responsible party for said single-family dwelling unit. If the responsible party phone number and the rental contact phone number are different, the sign shall clearly indicate both phone numbers;
- The sign must list the approved max occupancy and max parking.

City Code Sec. 13-114

Step 4: Completed Registration

When your registration application is approved and fees paid, you will be notified when the sign decal is ready for pick up. After an approved sign inspection, the registration certificate will be emailed to you and the property will be in compliance with the City of Destin.

Note:

Registrations are non-transferable.

If a property is registered and there is new ownership or responsible party within the registered year, the property must be registered again with the City of Destin . *City Code Sec 13-112*

Stay in Compliance

Sec. 13-109. - General regulations/standards.

- (1) All vehicles shall only be parked in the improved access way/vehicle use area as defined per Land Development Code, Section 3.00.01 and/or within the garage area of the single-family dwelling unit. Garage area parking shall only be counted as provided parking if the area is open and free from obstructions. Vehicles shall not be within the right-of-way, including the grassy/unimproved areas and sidewalk sections for pedestrian traffic pursuant to City of Destin Code of Ordinances, Chapter 19.5, Traffic and Motor Vehicles and Land Development Code, Section 8.01.00.6. Vehicles found in violation of the City of Destin's applicable codes may be subject to citation or impoundment;
- (2) It shall be unlawful to allow or make any noise or sound which exceed the limits set forth in Chapter 14, Article 2;
- (3) Signage will be posted and maintained on the single-family dwelling unit in accordance with section 13-116, of this article;
- (4) No garbage container shall be located at the curb for pickup before 12:00 p.m. of the day prior to pick up, and garbage container shall be removed before midnight of the day of pickup. Additionally, by 5:00 p.m. the day after the last day of the contracted short-term rental period, all garbage shall be removed. The owner shall be required to obtain additional garbage containers and to acquire special valet garbage service from the city's solid waste removal provider in order to ensure all garbage is properly contained and removed. The owner, in lieu of acquiring valet garbage service from the city's solid waste removal provided, may utilize a third party valet garbage service removal provider, but such private service shall not excuse continuing to accept and pay for regular services of the city solid waste service provider;
- (5) Whoever, without being authorized, licensed, or invited, willfully enters or remains in any structure or conveyance of a single-family dwelling unit, or, having been authorized, licensed, or invited is warned by the owner or lessee, to depart the single-family dwelling unit and refuses to do so, commits the offense of trespass in a structure or conveyance;
- (6) Recreational amenities, such as exercise facilities, hot tubs and swimming pools, may not be jointly shared commodities and should not be considered available for use unless the right to use such facilities is clearly stated in the rental agreement for the dwelling unit;

Fines may be levied against property owners and guests