

Short-Term Vacation Rentals

FREQUENTLY ASKED QUESTIONS



WHAT IS A SHORT-TERM VACATION RENTAL?

Any individually or collectively owned single- or multi-family house or dwelling unit, which is rented to guests more than three times in a calendar year for less than 30 days or one calendar month, whichever is less.



WHAT ARE NBV'S POLICIES ON STVRs?

The State of Florida Legislature has passed laws regarding how local governments can regulate STVRs. For example, a municipality cannot “prohibit” a property to operate as an STVR if it meets certain requirements and obtains the proper licenses each year from the Village, Miami-Dade County and the State of Florida.

Property owners and long-term renters may apply for an STVR license. Property managers and renters must provide verification that they have permission from their landlord to operate as an STVR.

STVR REQUIREMENTS

All STVR properties must pass an annual safety inspection, done by the Village, to ensure the rentals have proper equipment such as smoke detectors, fire extinguishers, a working landline, etc.

STVR RULES

North Bay Village code allows for (2) guests per bedroom, with a maximum of (10) guests max occupancy.

HOW ARE THESE RULES ENFORCED?

North Bay Village Police Department and Code Enforcement work together to monitor legal and illegal STVRs in the community on a daily basis. Warnings and fines are issued to those properties in violation of Village policies and ordinances, including building maintenance and noise-related issues. Additionally, the Village uses software to assist in identifying properties operating without a license.

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FINES & PENALTIES

Delinquent properties are first issued 10-day compliance warnings, allowing them to bring the properties into compliance in that period. If they fail to do so, citations are immediately issued. These cases are prosecuted on a monthly basis during Special Magistrate hearings.

An offense will result in the following fines:

First Offense: \$1,000 fine

Second Offense: \$2,000 fine

Third Offense: \$5,000 fine

LICENSE REVOCATION AND DENIAL

An STVR application can be denied or revoked if the property does not meet the licensing requirements or has been cited for operating illegally. Licenses may also be revoked if the property becomes a nuisance and adversely affects the health, safety and welfare of the Village.

HOW CAN VIOLATIONS BE REPORTED?

Violations can be reported to Code Enforcement by calling 305-756-7171 or emailing code@nbvillage.com.

Residents may also contact the North Bay Village Police Department at 305-758-2626. If there appears to be an immediate danger, please dial 9-1-1.

