

Town Topics Article April 2014 Town of Lauderdale-By-The-Sea

Vacation home regulations help keep the peace

One sure way to tell that it is still tourist season in South Florida is to see the number of people vacationing here in **Lauderdale-By-The-Sea**.

And while we are happy to host their vacation, the **Town Commission** has set forth regulations to ensure a peaceful co-existence between our visitors and our residents.

The popularity of vacation rentals has continued to grow and having this transient use encroach into our neighborhoods isn't always easy. Recognizing the need for some regulations for these uses, the Commission in 2009



established some rules for vacation rentals to protect the quality and character of our residential districts.

These regulations are set forth in **Section 30-327** of our **Town Code**.

A vacation rental license is required for all single-family or townhouse properties before the property is leased as a short-term vacation rental. To secure and keep a vacation rental license, the property owner must follow these rules:

- ◆ Register the vacation rental property with the Town;
- ◆ Agree to rent the property for no less than a 7 day minimum stay;
- ◆ Rent to no more than 10 persons at any time (the maximum number allowed is property-specific and is based on the number of bedrooms and square footage);
- ◆ Identify a vacation rental agent that is available 24 hours a day, seven days a week to handle any problems arising from the vacation rental use; and
- ◆ Pass an inspection for compliance with zoning, building, housing, density, life/safety and fire code regulations.

Code Enforcement

The Town's **Code Enforcement** officers are responsible for ensuring that the properties in the Town, including vacation rentals, follow our regulations. Since there are only two officers for the entire Town, that is no small feat.

So, if you live near a vacation rental property that has tenants that are not being good neighbors, please consider:

- ◆ Calling the Code Enforcement office at **954-640-4216**. You can also e-mail at **SharonF@lbts-fl.gov** or **CarmenS@lbts-fl.gov** regarding the problems and issues you are having;



- ◆ For matters requiring law enforcement response or if after hours, please contact the **Broward Sheriff's Office** non-emergency dispatch center at **954-973-7222**. Call **911** for crimes in progress.

- ◆ Take pictures with date and time of the incident;
- ◆ Be willing to testify before the Town's **Special Magistrate**, who serves as a code enforcement judge.

Currently, Florida law does not allow local communities to increase their existing regulations for vacation rental properties.

The Commission has already passed a resolution supporting legislation to give control back to the cities to regulate such rentals, but the vacation rental lobby is actively fighting this.

If you would like the Town of Lauderdale-By-The-Sea to have more control over our vacation rental properties, the Town's state legislative representatives need to hear from you now, as the bill comes up very soon for a vote this session in the state legislature. Contact them and tell them how you feel.

- ◆ **State Senator Maria Sachs: 561-279-1427**. You can contact her office via e-mail at **sachs.maria.web@flsenate.gov**.

- ◆ **State Rep. George Moraitis, Jr: 954-762-3757**. His e-mail is **George.Moraitis@myfloridahouse.gov**.

If you have additional questions regarding vacation rentals or the Town's Code Enforcement efforts on this matter, please contact **Sharon Foster** or **Carmen Sanchez** at **954-640-4216**.