



St. Johns County Short-Term Vacation Rental Updated Reopening Plan

Guidelines for Property Owners and Managers

June 9, 2020

In accordance with section 4 of Governor DeSantis' Executive Order Number 20-123, *Full Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery*, the following updated plan will allow short-term vacation rental reservations and the acceptance of guests arriving in St. Johns County, effective immediately. Following implementation, this updated plan will be reviewed weekly and updated as needed.

Scope

This updated plan applies to the property owners, managers and occupants of all vacation rentals as defined by section 509.242(1)(c), Florida Statutes, and allowed within the incorporated and unincorporated areas of St. Johns County. For information on vacation rentals licensing requirements, please see [Vacation Rental Licensure Requirements](#).

Reservations

Vacation rental reservations from areas with substantial community spread as identified by Governor DeSantis through [Executive Orders](#) as high-risk (currently CT, LA, NJ and NY) that require isolation or quarantine must be for periods longer than the mandated quarantine period. Guests occupying those vacation rentals must adhere to all quarantine restrictions. Areas may be added or deleted based upon further Executive Orders by the Governor without the need for further amendment of the plan.

Health and Safety of Guests

- The property owner and manager for each vacation rental shall ensure compliance with the safety measures and best practices outlined in the guidance published by the Florida Department of Business and Professional Regulation (DBPR), "Information for Vacation Rentals Pursuant to Executive Order 20-123 as Issued on May 15, 2020," a copy of which is available at [the DPBR's website](#). The recommended DBPR safety measures and best practices are adopted as minimum standards and are listed below.
 - Maintain adequate time between the conclusion of a guest stay and the check-in of the next guest stay for appropriate cleaning and sanitation.
 - Clean and disinfect all frequently-touched surfaces in the property between each guest stay.
 - Wash all linens, dishware, and other service items available for use by guests between each guest rental.
 - Provide sufficient soap and surface sanitation supplies for guests to utilize in the vacation rental property during the guest's rental period.
 - Ensure adequate safety protocols are in place and publicly displayed, in line with CDC guidance, regarding shared or multi-residence amenities such as pools, gyms, and other communal spaces.

Regulations

- Property owners and managers shall adhere to all DBPR sanitation requirements for public lodging establishments provided under [Rule 61C-3.001 of the Florida Administrative Code](#).
- Property owners and managers shall follow the [CDC related guidelines for public spaces, businesses, schools and homes](#), which expand upon the State of Florida and DBPR requirements for public lodging establishments.
- Property owners and managers shall ensure those safety protocols referenced in this updated plan are in place and publicly displayed, regarding shared or multi-residence amenities such as pool, gyms, and other communal spaces.
- Property owners and managers shall supply any and all employees or contractors with [CDC related safety guidance](#) while operating in the short term rental industry units to alleviate the transmission of the virus and provide further protection for employees and guests.

COVID-19 Information for Guests

- Property owners and managers must provide [CDC resources](#) to any guest prior to arrival and upon check-in of the property.
- Property owners and managers must provide [CDC guidance for traveling with pets and service/assistance animals](#) to travelers if the property is pet friendly.
- Property owners and managers must provide [local COVID-19 guidance](#) for guests prior to arrival and upon check-in.
- Property owners and managers must display materials on-site within the vacation rental unit outlining those in-effect orders and safety measures.
- Property owners and managers must post signage in all units detailing cleaning and sanitation procedures that are completed prior to each guest stay.
- Remote check-in and check-out should be made available when possible to cut down on face-to-face interactions.
- Property owners and managers must provide [CDC related safety guidance](#) to all employees or contractors working in short-term rentals in efforts to alleviate the transmission COVID-19 and to provide further protection for employees and guests.

Enforcement

All complaints that a property owner, property manager or occupant has failed to comply with any provision of this updated plan should be reported to DBPR. The County Administrator shall be authorized to review, revise, amend and rescind implementation of this updated plan.