

## Required Postings

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The following information shall be posted on a single page on the back of, or next to the main entrance door of each short term vacation rental.

- A phone number of short term vacation rental owner and/or property manager
- Maximum Occupancy
- Maximum number of vehicles
- Location of evacuation route map
- Location of nearest Hospital
- Marine Turtles regulatory policies (Sec 4.01.08.B.03)

This brochure has been designed to give a basic quick guide to understanding the newly enacted Short Term Vacation Rental Ordinance (Ord 2021-23). The complete Land Development Code, which includes the full Ordinance can be found on our website at <https://www.sjcf.us/land-development-code/> Article II, Section 2.02.04.B.19.(a-h)

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St Johns County Board of County Commissioners

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# Basic Guide to Understanding the Short Term Vacation Rental Ordinance

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*St Johns County BOCC  
Code Enforcement*

## Ordinance Intent

The Short Term Vacation Rental Ordinance is established to provide for registration, basic health, safety, parking and solid waste requirements to help mitigate the effects of short term vacation rentals in an attempt to make them safer, more compatible with existing neighborhood regulations and provide accountability for their proper operation.

The County desires to encourage short term vacation rentals that are safe, fit in with the character of the neighborhood, provide positive impacts for tourism, increase property values and achieve a greater neighborhood compatibility while balancing respect for private property rights and incompatibility concerns between investors/short term vacation rentals and families/single family residences in established residential neighborhoods through the use of reasonable development standards.

## Applicability/Exemptions

All short term vacation rentals shall be subject to set regulations, with the exception of :

- Those located West of the Intracoastal Waterway
- Single Family Dwellings occupied on a full-time basis by the owner that continues to be declared as homestead by the Property Appraiser
- Two Family Dwellings where both units are under common ownership and one of the Dwelling units is (a) occupied on a full time basis by the owner and (b) continues to be declared as homestead by the Property Appraiser
- Multi-Family Dwellings governed or subject to a property owners association, condominium association or homeowners association, or with onsite property management.

## Registration

Each dwelling unit, or portion thereof, used as a short term vacation rental shall be registered with the County and renewed every 12 months. Registration requirements include:

- Complete Application
- Sample Rental/Lease Agreement that shall include:
  - ◆ Maximum Occupancy
  - ◆ Maximum number of vehicles allowed
  - ◆ Name and 24 hour contact information of the owner, property manager and a secondary contact person
  - ◆ Acknowledgement and agreement by the tenant/lessee/guest of the right of the County to reasonably inspect and the need to comply with Saint Johns County Noise Ordinance.

- Business Tax Receipt
- Copy of Florida Dept. of Revenue certificate of registration for payment of tourist development taxes
- Copy of Florida Dept. of Business and Professional Regulation License as a transient public lodging establishment. (DBPR)
- Required application fee
- Executed affidavit

## Use and Occupancy Standards

- Minimum Life/Safety Requirements—Portable multi-purpose fire extinguisher on each floor/level shall be installed on the wall in an open common area or in an enclosed space with appropriate markings.
- Maximum Occupancy— two (2) transient occupants per sleeping room or common area (max of 10\*), excluding children twelve (12) years of age and under.
- Parking—minimum off street parking of one (1) space per three (3) transient occupants; **total** number of vehicles, boats, RVs, and trailers shall not exceed the total number of off street parking; only occupant vehicles can be parked overnight; all vehicles, boats, RVs, and trailers shall be parked only on designated parking spaces on the property; and no boats, RVs, or trailers can be parked on the street or in the front yard.
- Solid Waste—Covered trash containers, minimum of one (1) container per four (4) transient occupants, schedules for pick up services shall be posted, container shall be placed at curbside no earlier than sunset the day before and shall be removed from curbside no later than sunrise the following day.
- Noise—Compliance with Ordinance 2015-19
- Evacuation—property shall be immediately evacuated upon posting of a hurricane warning.

\* See section 19.h of the short term vacation rental ordinance for Vesting schedule.