

Frequently Asked Questions re: Short-term rentals in Apalachicola

What is the definition of a short-term rental?

*In the City of Apalachicola's Land Development Code, a **short-term** or **transient rental** is defined as a "place where tourists, transients, travelers or persons desiring overnight accommodations are provided with sleeping and sanitary facilities. Our Land Development Code refers to these types of rentals as a **Bed and Breakfast** accommodation. A short-term rental is offered on a daily or weekly basis and for a period of time less than 30 days.*

Where are short-term rentals allowed within the City of Apalachicola?

Short-term rentals are only allowed in the following zones:

O/R: Office Residential

C-1: General Commercial Downtown – Only allowed on upper floor, except for certain blocks on South 4th Street designated by the Department of Economic Opportunity for first floor usage.

C-2: Neighborhood Commercial – only allowed by approved Special Exception.

C-3: Highway Commercial

C-4: Riverfront Commercial: Only on an upper floor above a first-floor commercial business.

Short-term rentals are not allowed in residential zones.

Within the O/R and Commercial zones (C-1 to C-4) what kind of properties can be short-term rentals?

Provided that a property meets all applicable building and zoning guidelines, the follow additional guidelines apply to short-term rentals:

1. Has a **minimum of two units and no more than ten units.**
2. Cooking facilities limited to only a microwave. Any other cooking facilities are not allowed.

If you are operating a short-term rental, are there any registrations costs in the city?

In addition to a license with the State of Florida, all short-term rental owners need to obtain a license with the City of Apalachicola, which is renewed annually.

What is the fine for operating a short-term rental where it is not allowed within the city limits of Apalachicola?

The first offense will lead to a \$250.00 fine and any subsequent offense within a calendar year will be \$500.00 per offense.