

# City of Apalachicola Commercial/OR Zones Vacation Rental Fact Sheet



## What is a vacation rental?



A short-term vacation rental is a property used for nightly or weekly rentals with a maximum of a 6-month rental. Short-term properties are legally required to register with the State, the County (through the Florida Department of Revenue) and the City. Register with the entities below **BEFORE** listing a property on booking platform such as VRBO, Airbnb, Evolve, etc.

## Allowed Zoning Districts

Short-term vacation rentals are only allowed in commercial/business zoning districts:

- **C-1** General Commercial Downtown\*
- **C-2** Neighborhood Commercial
- **C-3** Highway Commercial
- **C-4** Riverfront Commercial\*\*
- **O/R** Office Residential

\*Short-term vacation rentals on some properties restricted to upper floors only.

\*\*Short-term vacation rentals only on upper floors.

## Required Registrations



### Florida Department of Business and Professional Regulation (DBPR)

- [www.myfloridalicense.com](http://www.myfloridalicense.com)
- State short-term vacation rental license



### Division of Corporations

- <https://dos.myflorida.com/sunbiz/>
- Start a business - (needed if the property is owned by a corporation, LLC, etc.)



### Department of Revenue

- <https://floridarevenue.com>
- Franklin County Tourist Development Bed Tax is collected through the Florida Department of Revenue



### City of Apalachicola

- [www.cityofapalachicola.com](http://www.cityofapalachicola.com)
- Business Occupational License
- DBPR, Division of Corporation, and Department of Revenue licenses must be presented to receive a City of Apalachicola Business License

## Things to know:

- Short-term vacation rental properties must meet all appropriate zoning requirements (e.g. # of units, parking, stormwater requirements, etc.)
- Short-term vacation rental properties must have appropriate signage viewable by the public showing property as short-term rental.

For questions about these or other topics related to short-term rentals, including information about the zoning district, contact Bree Robinson, City Planner, [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com) (850-323-0985). For general questions on obtaining a City of Apalachicola Business License, please call City Hall (850)653-9319.

**Please see the  
Apalachicola Land  
Development Code  
for full details!**

## Questions?



850-653-9319



[www.cityofapalachicola.com](http://www.cityofapalachicola.com)