

City of Apalachicola Residential Zones Vacation Rental Fact Sheet



What is a Monthly Vacation rental?



A Monthly Vacation Rental is a property used as a rental for a minimum of 30 days and a maximum of 6 months. (Residential Zones cannot be rented for a period of less than 30 days.) Monthly Vacation Rental 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

Monthly Vacation Rentals are only allowed in the following zoning districts:

- **R-1** Single-Family Residential
- **R-2** Multi-Family Residential
- **R-3** Mobile Home Residential
- **R-4** Mixed Use Residential

For questions about these or other topics related to Vacation Rentals, including zoning districts, contact:

Bree Robinson, City Planner
brobinson@cityofapalachicola.com
(850-323-0985)

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

Required Registrations



Florida Department of Business and Professional Regulation (DBPR)

- www.myfloridalicense.com
- State 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
- 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:

- Vacation Rental properties must meet all appropriate zoning requirements (e.g. # of units, parking, stormwater requirements, etc.)
- Vacation Rental properties must have appropriate signage viewable by the public showing property as a Vacation Rental.

Questions?



850-653-9319



www.cityofapalachicola.com