

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.

** By Special Exception

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

Required Registrations



Florida Department of Business and Professional Regulation (DBPR)

- 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
- 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, etc.)
- Short-term vacation rental properties must have appropriate signage viewable by the public showing property as short-term rental.

For planning and zoning questions about short-term rentals, contact:

Justin Stiell, jstiell@arpc.org | 850-312-3164 or Brianna Williams, bwilliams@arpc.org | 850-312-3910. For general questions about obtaining a business license, contact City Hall 850-653-9319.

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

Questions?



850-653-9319



www.cityofapalachicola.com