

# 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 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 planning and zoning questions about short-term rentals contact:**

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

## Required Registrations



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

- [www.myfloridalicense.com](http://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](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:

- Vacation Rental properties must meet all appropriate zoning requirements (e.g. # of units, parking, 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](http://www.cityofapalachicola.com)