



Frequently Asked Questions - City of Sarasota Vacation Rentals

Are vacation rentals allowed in the City of Sarasota?

The City of Sarasota allows for short term vacation rentals within Residential Zoning Districts throughout City limits. Minimum stay requirements apply to all vacation rental units within City limits.

What is the minimum stay requirement for vacation rentals in the City of Sarasota?

The minimum stay requirement for any short-term vacation rental unit located within the City limits of Sarasota is 7 Full Days and 7 Full Nights, as per City of Sarasota Zoning Code Section II-304(b)(1) and Section VI-202(b).

Are vacation rentals required to register in the City of Sarasota?

Qualifying vacation rentals must obtain a certificate of registration prior to advertising or operating as a vacation rental.

What is a City of Sarasota vacation rental certificate of registration?

A vacation rental certificate of registration is a document issued by the City to indicate that a property has been registered with the City as a vacation rental.

Who is required to obtain a certificate of registration?

Any single, two, three, and four-family dwelling unit within Residential Single and Multi-Family Zoning Districts citywide requires a vacation rental certificate of registration to advertise or operate as a vacation rental. These requirements DO NOT apply to owner occupied vacation rentals, condominiums, cooperatives, or properties rented for 30 days or more. If you are unsure if your property requires a certificate of registration, please contact our office.

How can I apply for a vacation rental certificate of registration?

An owner or owner's authorized representative can easily submit the application online via our citizen portal: <https://vacationrentals.sarasotafl.gov/>; alternatively, the application may be submitted in-person or via US mail. The initial application period for vacation rentals citywide will begin July 1, 2024 through October 31, 2024.

When is the certificate required to be renewed?

An owner or authorized representative shall renew the certificate of registration prior to December 31 of each calendar year after the initial certificate of registration is issued. The renewal application must be submitted between July 1 and October 1 each year.

Can a vacation rental certificate of registration be transferred when there is a change of ownership?

Certificates of registration are non-transferable and non-assignable. A new certificate of registration is required if ownership of the vacation rental changes from the owner(s) identified on the certificate. When a vacation rental is sold or ownership is otherwise transferred, the new owner shall apply for an initial certificate of registration within fifteen (15) days from the date of the sale or transfer and shall obtain a new initial certificate of registration.

What happens if I do not obtain a vacation rental certificate of registration or fail to renew?

Failure to obtain a certificate of registration for a vacation rental property constitutes a violation of the City Code and may result in penalties, citations and/or daily fines.

How can I maintain compliance with the ordinance once my vacation rental has been registered?

Registered vacation rentals must maintain compliance with all applicable ordinance standards, including but not limited to the following: compliance with the minimum stay requirement of 7 days/7 nights, all advertised listings of the rental must comply with the maximum occupancy limit displayed on the certificate of registration, all advertised listings of the vacation rental must include the City of Sarasota certificate of registration number within the advertisement.

How can I report a complaint about a vacation rental property?

If you would like to register a complaint with Code Compliance, please visit our [Citizen Connect Portal](#), email us at VacationRentals@sarasotafl.gov or call us at 941-263-6623 for assistance. *Note: Per Senate Bill 60, effective July 1, 2021, anonymous code compliance complaints may no longer be submitted and investigated.*

Who can I contact with any questions?

Please contact our office at VacationRentals@SarasotaFL.gov or call 941-263-6623 for assistance.