City	Contact	Title	Email	Phone	Code
Belleair		Town Clerk		727-588-3769	• Sec. 34-25. - Duration of lease; maximum tenancies per year. Residential rental properties must be leased or rented to each tenant for a minimum seven-month term; and there shall be no more than two separate tenancies at any residential property during any 12-month period. (Ord. No. 466, § 5, 8-4-09)
Belleair Beach	Patti Gentry	City Clerk	pgentry@cityofbelleairbeach.com	727-595-4646 ext 124	Sec. 94-213. - Rentals. (a) Within RL district II, residential homes may be rented, leased or otherwise occupied through a rental agreement with the registered owner(s) on a periodic basis from time to time for not less than a three-month occupancy period. An individual portion of a single-family home shall not be rented, leased, or otherwise occupied by a rental agreement with the registered owner(s) on a periodic basis as a separate part of the family unit.
Belleair Bluffs	Debra Sullivan	City Clerk	dsullivan@belleairbluffs-fl.gov		Sec. 102-216. - Duration of lease; maximum tenancies per year. Residential rental properties must be leased or rented to each tenant for a minimum three-month term; and there shall be no more than four separate tenancies at any residential property during any 12-month period.
Belleiar Shore	Karen Achhamer	Town Clerk/Treasurer	belleairshore@yahoo.com	(813) 309-3212	Belleair Shore is a residential community consisting of 62 private homes. There are no rentals or commerical property.
Clearwater	Rosemarie Call	City Clerk	rosemarie.call@myclearwater.com		Clearwater does not allow rentals for periods of less than a calendar month in residentially zoned districts. However, there are approximately thirty properties on the beach that are exempt from the restriction and allowed weekly rentals.
Dunedin					
Gulfport	Lesley DeMuth	City Clerk	ldemuth@mygulfport.us	(827) 893-1012	Only restrictions are in 49th Street Redevelopment Master Overlay District (49thMOD) and Waterfront Redevelopment District (WRD). Rentals in these districts shall be on a daily basis, only. The maximum stay for an individual guest shall be thirty (30) days in a twelve-month period.
Indian Rocks Beach	Danny Taylor	Planning and Zoning Director	dtaylor@irbcity.com	727-517-0404	You may rent anywhere in Indian Rocks Beach by the day. Council is currently considering stringent regulations that would go into effect in early 2018, but they would not effect frequency or duration of stay. It would cover busines licensing, insurance, and inspections.
Indian Shores	Elaine Jackson	Town Clerk	ejackson@myindianshores.com		We do not have any restrictions on time or how many people may occupy a rental unit, or how many days a unit may be rented.
Kenneth City	Susan Scrogham	Town Clerk	scroghams@kennethcityfl.org		Do not have any ordinances on our books regarding short term/vacation rentals.
Largo	Diane Brumer	City Clerk	dbruner@largo.com		The City does not have any regulations in our Comprehensive Development Code related to frequency or length of stay. We consider it an allowable use within our residential land use designations.
Madeira Beach	Aimie Servedio	City Clerk	aservedio@madeirabeachfl.gov		• Sec. 110-176. - Definition; purpose and intent. The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period. (Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08) • Sec. 110-201. - Definition; purpose and intent. The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08)
North Redington Beach	Mari Campbell	Town Clerk	townclerk@townofnorthredingtonbeach.com	727-391-4848	North Redington Beach does not allow any rental of less than 90 days in any residential zoning districts. The ordinance is available on municode under 78-1 "residential dwelling unit."
Oldsmar	Ann Nixon	City Clerk	anixon@myoldsmar.com	(813) 749-1115	The city lists boarding houses/bed & breakfast as prohibited uses for Home Occupations.
Pinellas Park	Diane Corna	City Clerk	dcorna@pinellas-park.com	727-541-0706	The City of Pinellas Park does not have an ordinance(s) pertaining to vacation/short term rentals. The City is subjet to countywide rules. For information you can contact them 464-8250.
Redington Beach	Missy Clarke	Town Clerk	townclerk@townofredingtonbeach.com	727-391-3875	The town does not allow short term rentals for single family homes, but does not enforce the ordinance. In 2008 the former city attorney mistakenly told the commission the city did not need to take the ordinance to referendum to become law. After a homeowner sued the city in 2013 challenging the constitutionality of the ordinance, and ultimately settled on terms allowing them to rent under certain conditions, current town attorney Jay Daigneault advised officials not to enforce the ban to avoid future costly lawsuits. The ordinance says minimum is 181 days.

Redington Shores	Mary Palmer	Town Clerk	townclerk@townofredingtonshores.com	727-397-5538	Transient rentals, as defined in this part 5, shall be deemed to constitute the operation of a commercial tourist facility and are specifically prohibited in the RS-7, RD-15, RS-10 and RM-15 districts. Under special circumstances, a special use permit for such transient rentals in other residential districts may be granted for specified limited periods of time. The participation, either directly or indirectly, in such transient rentals by any person acting either as an owner, agent, broker or any other form of representative shall constitute participation in the operation of a commercial tourist facility. The advertising or use of any such property for transient rental, by any formal method, including the Internet, shall be deemed to be conducting the operation of a transient rental. Any violation of this provision shall be subject to a fine of $500.00. Each day of violation shall constitute a separate violation. The penalties contained in this provision shall be the exclusive penalties applicable to a violation of this transient rental subsection, and no other fines, penalties or provisions contained elsewhere in the Town of Redington Shores Code of Ordinances shall apply to violations of the transient rental subsection.
Safety Harbor	Marcie Stenmark	Community Development Director	mstenmark@cityofsafetyharbor.com	727-724-1555 ext1702	Safety Harbor's Land Development Code refers to vacation rentals as tourist homes and are allowed in the Residential-3 zoning district as a conditional use requiring approval by the City Commission. A tourist home is defined as: A single-family detached dwelling used to provide temporary lodging accommodations for compensation to transient residents, especially tourists. A transient resident shall mean a visitor to the community who does not use the dwelling as a principal residence, who is neither gainfully employed in the community nor a student currently enrolled in a school located in the community or who resides in the dwelling for 6 weeks or less. The term tourist home shall not include a hotel/motel, lodging facilities or boarding homes. Tourist homes shall not be located within 1,200 feet of a pre-existing tourist home. The locational standard shall be measured from the nearest property line of the existing home to the nearest property line of the proposed home.
St. Pete Beach					
St. Petersburg	Chan Srinivasa	City Clerk	chandrahasa.srinivasa@stpete.org	(727) 893-8202	Residential uses means, for the purpose of these regulations, single-family, child foster home, community residential home, garage apartment, duplex, multifamily, town house, boarding and rooming house, domiciliary and retirement home, and nursing home, which are available for occupancy on no less than a monthly basis, or for less than a monthly basis three or fewer times in any consecutive 365-day period. A use which meets the definition of "transient accommodation use" is not considered a residential use for the purposes of this chapter. [at 16.90.020.3. - Definitions.] Transient accommodation uses means a building containing one or more transient accommodation units, one or more of which is occupied by one or more persons, or offered or advertised as being available for such occupancy, when the right of occupancy is for a term less than monthly, such right of occupancy being available more than three times in any consecutive 365-day period. The determination that a property is being used as a transient accommodation use is made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or an indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. The term "transient accommodation uses" includes but is not limited to hotels, motels, recreational vehicle parks, tourist lodging facilities, resort condominiums, resort dwellings, vacation resorts, and dwelling units occupied or available for occupancy on an interval ownership or "time share" basis, when any of the above are made available for occupancy more than three times in any consecutive 365-day period and the right of occupancy is for a term less than monthly. The term "transient accommodation uses" does not include any of the following uses if such use otherwise complies with the applicable requirements of the City and is licensed by the State of Florida, if such licensing is required by law: bed and breakfast homes, community residential homes, nursing homes, rehabilitation facilities for persons with drug, alcohol, or physical impairments, respite care facilities for persons with terminal illnesses and their families, short-term/emergency housing or long term housing where allowed by this chapter, and child foster homes. The term "transient accommodation uses" does not include a guest house dwelling, when one or both of the sleeping rooms are located as a permitted accessory use within and incidental to the primary residential structure and the primary residential structure is owned by a natural person and occupied by the owner. A use which is otherwise a residential use is not considered a "transient accommodations use" solely because it is occupied by members of the owner's family, a housekeeper or caretaker, or guests who reside on the premises without paying rent or other consideration for such occupancy. The term "transient accommodation uses" does not prohibit the owner of a residential dwelling unit from occupying the dwelling unit as infrequently as the owner may desire. [ibid.] Subsequently in the code, the only use that approximates vacation rental is a bed and breakfast, which is not permitted for a residential neighborhood.
Seminole	Mark Ely	Community Development Director	mely@myseminole.com		Transient accommodation uses (short term rentals) are not a listed permitted use within the residential plan categories or residential zoning districts. It has been the law since 2005. According to the City of Seminole a Transient Accomodation Use is a facility containing one or more transient accomodation units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period.
South Pasadena	Neal Schwartz	Director of Community Development		(727) 347-4171	Section 180-8 B. (1) per our city code states rentals in the R.S.F.D. are prohibited. Please contact me if you have any other questions.

Tarpon Springs	Irene Jacobs	Clerk of Court	ijacobs@ctsfl.us		(A) The purpose of the Resort Residential Zoning District is to provide for a wide range of transient accommodation options in locations in close proximity to, or within areas recognized as tourist or downtown destinations. Accessory commercial uses are intended to be very limited and for the use of guests residing onsite. The purpose of these limitations is to reduce impacts associated with increased traffic and parking upon surrounding properties. More intensive commercial uses should be located in nearby or adjacent commercially zoned areas within a five minute walking distance. Resort residential projects shall be designed to integrate with surrounding properties and provide enhanced pedestrian access to nearby commercial and tourist areas. Application of the Resort Residential Zoning District shall require an appropriate Future Land Use (or Overlay) Map designation. (B) Permitted Uses (1) Bed & Breakfast Establishments (single family structures only; owner or manager occupied) (2) Tourist Homes (subject paragraph F below) (3) All Other Residential Uses allowed within the RM Zoning District (C) Conditional Uses (1) Condo Hotels (subject to paragraph G below) (2) Hotels (3) Motels (4) Recreational Vehicle Parks & Subdivisions (subject to requirements and dimensional criteria established in the RV, Recreational Vehicle Zoning district and paragraph I below) (5) Timeshare and Fractional Ownership Establishments (subject to paragraph H below) (D) Conditional Accessory Uses (only allowed as accessory to Condo Hotels, Hotels, & Motels) (1) Retail Food/Eating establishments for onsite guests (2) Gift shops/sundries for onsite guests (3) Personal Services/Spa Facilities for onsite guests (E) Density and Intensity Standards (1) Residential uses (including Tourist Homes and Bed & Breakfast establishments) shall not exceed the density established by underlying Future Land Use Category. Such units to be located within the Coastal High Hazard Area shall not exceed 5 units per acre. (2) Transient Accommodations (all other uses) shall not exceed the underlying Future Land Use Category (3) Accessory uses shall not exceed a Floor Area Ratio of .05 or 1,500 square feet, whichever is more restrictive. (4) Impervious Surface Ratios shall not exceed the underlying Future Land Use Category. (F) Tourist Homes may be permitted in any single family detached, attached, duplex, or semi-detached unit. Such units may be occupied by the owner for any length of time. Tourist Homes shall not be subject to distance separation requirements or a minimum/maximum length of stay. New construction of residential units within the Resort Residential Zoning district shall comply with the dimensional criteria and all other development standards of the RM, Residential Medium Zoning District. Tourist homes shall have a minimum of one off-street parking space per bedroom.
Treasure Island	Paulete Cohen	Community Improvement Director	pcohen@mytreasureisland.org	727-547-4575 ext. 239	Dwelling, tourist means a single-family, two-family or multifamily dwelling which is used as a tourist dwelling. A residential dwelling shall be considered a tourist dwelling according to the following criteria: (1) If the single-family, two-family or multifamily dwelling is subject to or operates under any arrangement plan or design whereby the use of the dwelling or unit in the dwelling has been segmented over time so that owners, lessees or holders (regardless of the form of ownership or the form in which the right to use is expressed) of such unit has a recurring exclusive right to use either that dwelling or unit or another unit in the same dwelling according to a predetermined fixed schedule and only if the schedule would permit in any one year a change or turnover of occupancy six or more times, it shall be considered a tourist dwelling. (2) If the single-family, two-family or multifamily dwelling operates under or is subject to an arrangement plan or design whereby sleeping accommodations and sanitary facilities in the dwelling or in a unit in the dwelling are offered to the public or reserved to private parties, or are advertised as being available, and the use thereof by members of the public or private parties is primarily on a daily, weekly, monthly or seasonal basis, it shall be considered a tourist dwelling. Provided that when the dwelling or unit in the dwelling is the legal domicile, and/or the sole permanent residence of the occupant, occupants, and/or guest(s), a rebuttable presumption arises that the dwelling or unit in the dwelling is not being used as a tourist dwelling. Provided further that if the turnover in occupancy of such dwelling or unit in the dwelling does not change more frequently than six times or more in any continuous 12-month period, then a rebuttable presumption shall arise that the dwelling or unit in the dwelling is not being used as a tourist dwelling. In determining whether a property is used as a tourist dwelling, such determination shall be made without regard to the form of ownership of the dwelling or unit in the dwelling, or whether the occupant, or occupants, has or have a direct or indirect ownership interest in the dwelling or unit; and without regard to whether the right of occupancy arises from a rental agreement other agreement, or the payment of consideration. (3) In addition to the above, if a single-family dwelling located in the RU-75 land use district is operated or used in such a way that it has a turnover in occupancy of more than two times in any one year, it shall create a rebuttable presumption that such single-family dwelling is a tourist dwelling.
Pinellas County	David Sadowsky	County Attorney's Office		(727) 464-5758	No limitations pertaining to frequency, occupancy, or length of stay.