

South Florida STR Compliance Checklist

Miami-Dade · Broward · Palm Beach · Monroe · Last verified Oct 23, 2026 · DRAFT, not for sale yet. Not legal or tax advice.

1. Is it allowed at your address?

- ☐ Check city zoning for short-term rentals (e.g., Miami Beach prohibits STRs in all single-family homes and many multifamily zones).
- ☐ Check your condo/HOA rules and lease.
- ☐ Know the city's "short-term" threshold (Hollywood: under 30 days; Key West: 28 days or less is transient).

2. State registrations

- ☐ Florida DBPR vacation rental / transient lodging license (myfloridalicense.com).
- ☐ Florida DOR sales tax certificate of registration, or written proof your platform collects and remits.

3. County

- ☐ County Business Tax Receipt.
- ☐ County tourist development tax account (Miami-Dade, Broward, Palm Beach, Monroe collect their own; DOR DR-15TDT).

4. City

- ☐ City license/registration (Fort Lauderdale registration via LauderBuild; Hollywood Vacation Rental License; Key West transient license + BTR; Miami Beach STR BTR + Resort Tax account + Certificate of Use).
- ☐ Inspection passed and certificate on file (e.g., Fort Lauderdale Certificate of Compliance).
- ☐ Listing shows required numbers (Miami Beach: BTR and Resort Tax certificate numbers).
- ☐ Occupancy within the city cap (Fort Lauderdale: 2 per legal bedroom).

5. Taxes every stay

- ☐ 6% state sales tax + county surtax (Miami-Dade 1%, Broward 1%, Monroe 1.5%, Palm Beach 0.5%; verify on DR-15DSS).

- ☐ Local transient tax (Miami-Dade 6%, Miami Beach 7%, Surfside/Bal Harbour 4%, Broward 6%, Palm Beach 6%, Monroe 5%).
- ☐ Confirm which taxes your platform remits, and file the rest on schedule.

6. Safety & paperwork

- ☐ Smoke/CO detectors, fire extinguisher, posted exits, as your city requires.
- ☐ Guest lease/house rules incl. parking and occupancy.
- ☐ Local responsible-party contact on file with the city.
- ☐ Insurance that covers short-term rental use.

Sources

floridarevenue.com/Forms_library/current/dr15tdt.pdf ·
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