



MUNICIPAL ADMINISTRATION

**Thursday, August 12, 2021
1:00 p.m. – 3:00 p.m. EDT**

**Cypress Ballroom 2
World Center Marriott Resort
8701 World Center Drive
Orlando, FL 32821**

**Call Number: (888) 585-9008
Conference Room Number: 301-563-714**

FLC Staff Contact: Tara Taggart



Agenda



**Municipal Administration Policy Committee
Thursday, August 12, 2021 ~ 1:00 p.m.—3:00 p.m.
Orlando World Center Marriott**

AGENDA

- I. Introduction & Opening Remarks..... Chair Kim Glas-Castro**
Vice-Mayor, Town of Lake Park
- II. Announcements..... Tara Taggart, FLC Staff**
 - A. FLC Policy Committee Process for 2021-2022**
 - B. Key Legislative Dates**
 - C. Home Rule Hero Criteria**
 - D. Key Contacts – Click [HERE](#) to sign up**
- III. Finalize language of Recommended Priority & Policy Position Statements.. Tara Taggart, FLC Staff**
 - A. Cybersecurity**
 - B. Short Term Rentals**
- IV. Closing Remarks..... Chair Kim Glas-Castro**
Vice-Mayor, Town of Lake Park
- V. Adjournment**



Committee Roster



2021-2022 Legislative Policy Committee
Municipal Administration

Staffed by: Tara Taggart, Legislative Policy Analyst

CHAIR:

The Honorable Kimberly Glas-Castro
Vice Mayor, Town of Lake Park

VICE CHAIR:

The Honorable Robert S. Fite, Jr.
Vice Mayor, City of Bowling Green

MEMBERS:

Ms. Chevelle D. Addie, MMC
Village Clerk, Village of Wellington

Ms. Angelia Adediran
Assistant City Manager, City of Deerfield Beach

Ms. Christia E. Alou, Esq.
Village Manager, Village of El Portal

The Honorable Kyle Battie
Commissioner, City of Sarasota

Mr. Michael D. Beedie
City Manager, City of Fort Walton Beach

The Honorable Blake Bell
Council Member, City of Brooksville

Mr. Norton N. Bonaparte, Jr., ICMA-CM
City Manager, City of Sanford

The Honorable Sandra L. Bradbury
Mayor, City of Pinellas Park

Mr. George S. Brown
Deputy City Manager, City of Boca Raton

Mr. Sammie TC Brown
Legislative Assistant, City of Riviera Beach

The Honorable Shirley Brown
Vice Mayor, City of Alachua

The Honorable Joy Carter
Commissioner, City of Coral Springs

The Honorable Coleen Chaney
Commissioner, Town of Belleair

Chief Michael Adam Connor
Chief of Police, Indialantic Police Department

Mr. Eddie Cook
City Manager, City of Callaway

Chief Darrel Donatto
Deputy Fire Rescue Chief, Town of Palm Beach
Fire Rescue

The Honorable Cheri Donohue
Councilmember, City of Temple Terrace

The Honorable Brad Doyle
Councilmember, Town of Hypoluxo

Mr. Lee R. Feldman, ICMA-CM
City Manager, City of Gainesville

Ms. Brenda Fettrow
City Manager, City of Rockledge

Mrs. Stevie Freeman-Montes
Sustainability Manager, City of Sarasota

The Honorable Mac Fuller
Commissioner, City of Lake Alfred

Ms. Elizabeth Garcia-Beckford, MMC
City Clerk, City of North Lauderdale

Mr. Lee Garner
Town Manager, Town of Sneads

The Honorable Ellen Glasser
Mayor, City of Atlantic Beach

The Honorable Sandy Golding
Councilwoman, City of Jacksonville Beach

Ms. Angelia Guy, MMC

City Clerk, City of Dade City

The Honorable TiAnna Hale

Commissioner, City of Winter Springs

Ms. Sherry D. Henderson, CMC

Town Clerk, Town of Hillsboro Beach

The Honorable Janet Hernandez

Mayor, Village of Indiantown

Chief Larry Holden

Police Chief, City of Davenport

The Honorable Denise Horland

Council President, City of Plantation

Mr. Adnan Javed

Managing Director, The Kercher Group

The Honorable Sabrina Javellana

Commissioner, City of Hallandale Beach

The Honorable Shirley Erwin Johnson

Vice Mayor, City of Delray Beach

Ms. Britta Kellner

Special Projects Manager, City of Palm Bay

The Honorable NanDrycka King Albert

Councilmember, City of Midway

Mr. Dallas M. Lee

Director of Finance & Administration, City of Newberry

The Honorable Katrina Long-Robinson

Vice Mayor, City of Westlake

Ms. Casey Lucius

Assistant to the City Manager, City of Marco Island

The Honorable Bob Mayersohn

Vice Mayor, City of Parkland

Ms. Lori McWilliams

Village Clerk, Village of Tequesta

The Honorable Mike Miller

Commissioner, City of Cocoa Beach

The Honorable Nancy Miller

Mayor, City of Daytona Beach Shores

The Honorable Richard Lee Miller

Commissioner, City of Belle Isle

The Honorable Yvonne Minus

Councilmember, City of Melbourne

The Honorable Dominick Montanaro

Vice Mayor, City of Satellite Beach

Mr. Brian Moree

City Manager, City of Atlantis

The Honorable Jim Olliver

Councilor, City of Seminole

The Honorable Stephen Phrampus

Councilmember, City of West Melbourne

The Honorable Oscar Puig-Corve

Councilman, City of Doral

Ms. Annette Quintana

Director - Grants & Human Services, City of Hialeah

Mr. Richard C. Radcliffe

Executive Director, Palm Beach County League of Cities

Ms. Mari Rains

Executive Director, John Scott Dailey Institute of Government at UCF

The Honorable Prebble Q. Ramswell

Councilmember, City of Destin

The Honorable Jamie Robinson

Vice Mayor, City of Largo

The Honorable Cal Rolfson

Councilmember, City of Mount Dora

The Honorable Greg Ross

Mayor, City of Cooper City

Mr. Mark K. Ryan

City Manager, City of Indian Harbour Beach

Mr. Stefen Wynn

City Manager, City of Neptune Beach

The Honorable Robert M.W. Shalhoub

Vice Mayor, Town of Lake Clarke Shores

Mr. Brian Sherman

Assistant City Attorney, Goren, Cherof, Doody,
& Ezrol P.A.

The Honorable Iris A. Siple

Commissioner, City of Pembroke Pines

The Honorable Megan Sladek

Mayor, City of Oviedo

The Honorable Holly D. Smith

Mayor, City of Sanibel

The Honorable Suzy S. Sofer

Commissioner, City of Belleair Bluffs

Mr. Mike J. Staffopoulos

City Manager, City of Jacksonville Beach

The Honorable Sarah Stoeckel

Councilmember, City of Titusville

Mr. Douglas B. Thomas

Sr. V. P. - Recruitment, Strategic Government
Resources/Business Watch

The Honorable Kenneth Thurston

Mayor, City of Lauderhill

The Honorable Alex Tiamson

Council Member, City of Orange City

The Honorable John Tornga

Commissioner, City of Dunedin

The Honorable Marlene M. Wagner

Vice Mayor, Town of Lake Hamilton

The Honorable Teresa Watkins Brown

Councilwoman, City of Fort Myers

The Honorable Alice White

Commissioner, City of North Port



Policy Development Process

2021-2022 FLC Legislative Policy Process

The League's Charter and Bylaws specify that the League shall engage only on legislation that pertains directly to "municipal affairs." "Municipal affairs" means issues that directly pertain to the governmental, corporate and proprietary powers to conduct municipal government, perform municipal functions, render municipal services, and raise and expend revenues. Protecting Florida's cities from egregious far-reaching attacks on Home Rule powers will always be the top priority.

Each year, municipal officials from across the state volunteer to serve on the League's legislative policy committees. Appointments are a one-year commitment and involve developing the League's *Legislative Action Agenda*. The action agenda addresses priority issues of statewide interest that are most likely to affect daily municipal governance and local decision-making during the upcoming legislative session.

Policy committee members also help League staff understand the real-world implications of proposed legislation, and they are asked to serve as advocates throughout the year. To get a broad spectrum of ideas and to better understand the impact of League policy proposals on rural, suburban and urban cities of all sizes, it is ideal that each of Florida's cities be represented on one or more of the legislative policy committees.

The Florida Legislature convenes the 2022 Legislative Session on January 11. The League's legislative policy committee meetings commence in June 2021 and meet three times.

There are currently five standing legislative policy committees:

Finance, Taxation and Personnel Committee: This committee addresses *municipal roles* in general finance and tax issues, Home Rule revenues, infrastructure funding, insurance, local option revenues, pension issues, personnel and collective bargaining issues, revenue sharing, tax and budget reform, telecommunications and workers' compensation.

Land Use and Economic Development Committee: This committee addresses policies specific to *municipal concerns* with community redevelopment, economic development, growth management and land use planning issues, annexation, eminent domain, tort liability, property rights and ethics.



Municipal Administration Committee: This committee addresses *municipal concerns* with code enforcement, elections, emergency management, gaming, homeland security, public meetings, public property management, public records, public safety, and procurement, as well as charter counties and special districts.

Transportation and Intergovernmental Relations Committee: This committee addresses *municipal concerns* relating to transportation, highway safety, as well as aviation, affordable housing (and homelessness), billboards, building codes, charter schools, rights-of-way and veterans affairs.

Utilities, Natural Resources and Public Works Committee: This committee addresses policies specific to *municipal concerns* with coastal management, energy, environmental and wetlands permitting, hazardous and toxic wastes, recycling, solid waste collection and disposal, stormwater, wastewater treatment and re-use, water management, water quality and quantity.

At the last meeting, each of the five policy committees adopts ONE legislative priority that will be submitted to the Legislative Committee. The Legislative Committee is composed of:

- ▶ Each legislative policy committee chair and the chairs of the other standing committees.
- ▶ The president of each local and regional league.
- ▶ The presidents of several other municipal associations.
- ▶ Chairs of the municipal trust boards.
- ▶ Several at-large members appointed by the League president.

The policy priorities, as adopted by the Legislative Committee, are then recommended to the general membership for approval as the League's *Legislative Action Agenda*.



In addition, a legislative policy committee may, but is not required to, recommend ONE policy position related to other relevant legislative issues. (The policy position must satisfy the same criteria above for legislative priorities.) The recommended policy position will be considered by the Legislative Committee. If favorably considered by that committee, it will be considered by the general membership. If adopted by the general membership, the policy position may be published and communicated to legislators and others, as appropriate.

Due to Sunshine Law issues, only one elected official per city can be represented on a committee, but a city could have an elected and a non-elected city official on each of the five policy committees. Appointments are made by the League president based upon a city official's support and advocacy of the *Legislative Action Agenda*, and participation at meetings, Legislative Action Days and other legislative-related activities.

2021 Legislative Policy Committee Meeting Dates

- ▶ June 11, 2021, 10:00 a.m. to 3:00 p.m. at the Hyatt Regency Orlando Airport, 9300 Fuqua Blvd., Orlando, FL 32827.
- ▶ July 16, 2021, 10:00 a.m. to 3:00 p.m. at the Hyatt Regency Orlando Airport, 9300 Fuqua Blvd., Orlando, FL 32827.
- ▶ August 12, 2021, 1:00 p.m. to 3:00 p.m. during FLC Annual Conference. The Conference will be held at the Orlando World Center Marriott, 8701 World Center Drive, Orlando, FL 32821.
- ▶ Legislative Policy Committees will meet during FLC Legislative Conference on November 3-5, 2021, at the Embassy Suites Lake Buena Vista South, 4955 Kyngs Heath Rd., Kissimmee, FL 34746.

If you are interested in serving or learning more, please contact Mary Edenfield at 850.701.3624 or medenfield@flcities.com.





Key Dates



2021 – 2022 Key Legislative Dates

August

12-14 FLC Annual Conference – Orlando World Center Marriott, 8701 World Center Dr, Orlando, FL 32821. Legislative Policy Committees (Round 3) meet August 12 at 1:00 p.m. – 3:00 p.m. ET.

September

20-24 Legislative Interim Committee Meetings

October

11-15 Legislative Interim Committee Meetings

18-22 Legislative Interim Committee Meetings

November

1-5 Legislative Interim Committee Meetings

3-5 FLC Legislative Conference – Embassy Suites Lake Buena Vista South, 4955 Kyns Heath Road, Kissimmee, FL 34746

15-19 Legislative Interim Committee Meetings

18-20 NLC City Summit – Salt Lake City

29-December 3 Legislative Interim Committee Meetings

January

11 Regular Legislative Session Convenes

February

8-9 FLC Legislative Action Days

March

11 Last Day of Regular Session



Home Rule Hero Criteria

Do you want to become a **HOME RULE HERO?**

AS THE ADAGE GOES, "ALL POLITICS IS LOCAL." Successful advocacy starts at home, not in Tallahassee. No one – not even a professional lobbyist – can tell your community's story better than you. Your involvement helps the League's legislative team turn the abstract into the concrete. It is essential for helping legislators understand how their decisions may impact their communities back home.

The League appreciates the individual advocacy efforts undertaken by municipal officials throughout the state. Each year, there are some League members who make an extraordinary effort; people who stand out for their high level of participation and effectiveness. The Home Rule Hero Award was created to acknowledge and thank them for their efforts. Hundreds of municipal officials have been recognized as "Home Rule Heroes" since the award's inception in 2009, and we thank you!

Home Rule Hero Award recipients are selected by the League's legislative team following each legislative session.

For the award, the most important criteria is timely response and action to FLC's Legislative Alerts, and notifying FLC staff of communications with their legislators.

Other exceptional efforts are:

- Attending the Florida League of Cities' Legislative Action Days in Tallahassee and Legislative Conference.
- Testifying before a House or Senate committee on an FLC issue.
- Participating in FLC's Monday Morning "Call-ins" during session and on FLC's pre-and post-legislative session webinars.
- Participating in FLC's Legislator "Key Contact" program.
- Meeting legislators in their districts or in Tallahassee.
- Providing information and data about how proposed legislation will specifically impact your city (telling your city's "story").
- Communicating frequently and effectively with legislators and their staff, and publicly recognizing them for their assistance.
- Attending local legislative delegation meetings to discuss municipal issues.
- Setting up opportunities for legislators and their staff to attend a city council meeting or special event; tour a park, project or facility; and attend a local league meeting.
- Placing an opinion editorial piece on FLC priority issues in a news media outlet.
- Participating on a FLC legislative policy committee.
- Participating in a Federal Action Strike Team fly-in to Washington, D.C.
- During an election year, providing opportunities for candidates for legislative offices to learn about your city and its issues, and introducing candidates to key city stakeholders or those in your professional network.

For more information on these activities and ways to step up your advocacy game, please contact Allison Payne at apayne@flcities.com.



Cybersecurity



Cybersecurity

Draft Statement:

The Florida League of Cities SUPPORTS legislation dedicating state resources for the development and enhancement of municipal cybersecurity by providing funding for technical assistance, threat assessments, employee training, infrastructure improvements and data protection, including the protection of exempt and confidential information such as law enforcement personnel information and security plans for government buildings and other key critical infrastructure.

Background:

- Local governments are routinely entrusted with gigabytes of personally identifiable, confidential, and proprietary information about the businesses and citizens who live and operate within their jurisdictions. A number of high-profile cyber-incidents in the public sector have highlighted the emerging challenges that cities face in protecting these data.
- The “hidden” impact on local government operations when a system is compromised, whether it is longer response times for police and fire personnel, delays in service delivery to utility customers, or holdups in the permitting process for businesses, may be more significant than any ransom payment. The loss of personally identifiable, confidential, and proprietary information about businesses and citizens have their own costs, but also contribute to the public losing trust in its government.
- Local governments need help from the state in three primary areas: technical assistance, training, and infrastructure improvements. Outside experts should be retained to conduct threat assessments to identify operational and system vulnerabilities so that all are addressed before they are exploited. Local governments should increase training for employees, emphasize the importance of being a cyber-aware organization, and develop response plans in the event of a security breach. Finally, many cities and counties must devote resources to improving critical cyber-infrastructure to ensure that hardware and software are impenetrable.
- During the 2021 Legislative Session the legislature allocated funding and resources for the Florida Digital Service to ensure the state is working on their critical infrastructure and cyber hygiene. Going forward, the League encourages the legislature to work with local governments and other partners so data and other critical infrastructure can be protected.

Contact: Tara Taggart, Legislative Policy Analyst – 850.701.3603 – ttaggart@flicities.com

HB 4533

2020

1 A bill to be entitled
2 An act relating to the Appropriations Project titled
3 Cyber Florida - Local Government Training and
4 Technical Assistance; providing an appropriation;
5 providing an effective date.

6
7 Be It Enacted by the Legislature of the State of Florida:
8

9 Section 1. Cyber Florida - Local Government Training and
10 Technical Assistance is an Appropriations Project as defined in
11 The Rules of The Florida House of Representatives and is
12 described in Appropriations Project Request 1612, herein
13 incorporated by reference.

14 Section 2. For fiscal year 2020-2021 the nonrecurring sum
15 of \$5,000,000 from the General Revenue Fund is appropriated to
16 the Department of Management Services to fund the Cyber Florida
17 - Local Government Training and Technical Assistance as
18 described in Appropriations Project Request 1612.

19 Section 3. This act shall take effect July 1, 2020.

Private Sector Perspectives:

6 STRATEGIES FOR CYBER SECURE CITIES

Haiyan Song, Senior VP and GM, Security Markets, Splunk

Cities are increasingly focused on cybersecurity best practices, with several high-profile attacks in recent years causing major disruptions to city operations across our nation. Developing the practices and tools to protect our cities from ransomware, cryptomining and a wide range of emerging threats is vital to safety, data protection and the security of the critical infrastructure that cities manage. But there's hope in the chaos. The ability to dramatically improve your cybersecurity defense is within reach for the largest cities and smallest towns, provided we work together across all levels of government, academia and private sector partners.

Last fall I was honored to host a cybersecurity roundtable with the National League of Cities at Splunk's San Francisco headquarters, where I shared advice from my years of conversations with cybersecurity experts around the globe in every industry. Here are some of our observations:

1 CITY LEADERS NEED TO UNDERSTAND THAT CYBERSECURITY ISN'T JUST AN IT DEPARTMENT CHALLENGE. It's the responsibility of the entire organization, and the buck ultimately stops with leadership. In the private sector, there's no question that cybersecurity is now a CEO and board-level responsibility, and recent cyber incidents for local governments have made it clear that mayors, city managers and councilmembers must be informed and ready to lead on this issue. City leaders need to align with their IT and security staff and stay informed about cyber risks and their potential impact to the city.

2 CITIES NEED TO START IMPROVING THEIR DEFENSES AND KEEP MOVING. There is no "finish line" when it comes to cybersecurity. It's a continuous journey. No matter where your city is in its cybersecurity defense maturity, it's important to commit to always moving forward. Threats are always evolving, which means your strategy to monitor, detect and act on risks must as well. Has your city adopted a risk-based cybersecurity framework, such as the one from the National Institute for Standards and Technology (NIST)? Does your city have a cyber incident response plan? If so, how often is it tested?

3 CYBERSECURITY IS A TEAM SPORT. Just as cities proactively form partnerships to prepare for natural disasters, it is critical that cities forge strong partnerships for cybersecurity incident response before disaster hits. Even the most technologically mature cities will struggle with resources if they are hit with a major cybersecurity incident. Cities must play an active role in sharing and collaborating with each other, other levels of government and security industry partners.

4 CITIES NEED TO UNDERSTAND THAT THE CYBERSECURITY TALENT GAP IS A GLOBAL PROBLEM WITH MILLIONS OF UNFILLED POSITIONS, and everyone is scrambling to recruit and train the next generation of cyber defenders. Do your local universities, community colleges or high schools have cybersecurity programs? Identify both short- and long-term talent pipelines for cybersecurity in your region. Be a champion of these programs and your cities will benefit.

5 BUDGETS ARE IMPORTANT. City IT leaders have been red flagging cybersecurity and the lack of an adequate budget as their top priority for years. Does your city have a dedicated cybersecurity budget? Is that budget realistic to provide the protection you're aiming for?

6 LASTLY, THERE'S AN IMPORTANT QUESTION ALL LOCAL GOVERNMENTS SHOULD ASK: DOES YOUR IT LEADERSHIP HAVE ACCESS TO THE MODERN TOOLS IT NEEDS TO DO ITS JOB EFFECTIVELY? A modern cybersecurity practice fundamentally comes down to being smarter with data than those looking to do you harm or hold your data for ransom. Big data analytics, machine learning and even artificial intelligence (AI) aren't futuristic fantasies, they're the core technologies of today's cybersecurity defenses.

It's paramount that all city leaders look at security as a mission enabler and not just a checkbox. The most advanced cities I come across understand that data needs to be at the heart of any security operations center (SOC). And there's a hidden pot of gold in putting advanced data analytics at the center of your security strategy. We've seen countless enterprises that learned the modern skills of being "data driven" through their cybersecurity practices, and then transformed their organizations by transferring those skills into their core missions. There are even examples of organizations taking the data skills and machine learning tools they use for cybersecurity and applying them to pressing policy issues like combating the opioid crisis and human trafficking.



Short Term Rentals



Short-Term Rentals

Draft Statement:

- A. The Florida League of Cities SUPPORTS legislation providing for a collaboration between the Florida Department of Business and Professional Regulation and cities to ensure that short-term rental properties abide by state and local regulations, are properly licensed and insured, and comply with state and local taxation requirements as well as industry-accepted safety practices. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty.
- B. The Florida League of Cities SUPPORTS legislation that restores authority to local governments for the regulation of short-term rental properties as necessary for quality of life, public safety and a fair lodging marketplace. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty. The Florida League of Cities OPPOSES legislation that preempts municipal authority as it relates to the regulation of short-term rental properties.

Background:

- Cities were preempted from regulating short-term vacation rentals in 2011. Cities with an existing ordinance at that time were “grandfathered” and allowed to keep what was already in place.
- Cities without an ordinance lost the ability to regulate the location of these properties resulting in a proliferation of short-term rentals in areas that had traditionally been long-term residential neighborhoods.
- Currently available solutions for cities are inadequate and will not solve the problems that many communities are facing.
- The restoration of zoning authority will allow cities to implement smart, targeted solutions to problems caused by vacation rentals and will ensure the preservation of traditional residential communities and neighborhoods.



Short-Term Rentals

Priority Statement:

The Florida League of Cities SUPPORTS legislation providing for a collaboration between the Florida Department of Business and Professional Regulation and cities to ensure that short-term rental properties abide by state and local regulations, are properly licensed and insured, and comply with state and local taxation requirements as well as industry-accepted safety practices. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty.

Background:

In 2011, the Florida Legislature preempted cities from regulating short-term vacation rentals. The legislation included a provision that “grandfathered” any existing ordinance that was passed prior to June 1, 2011. With the rise in use of online rental platforms, cities began to see a proliferation of short-term rental properties in traditional single-family neighborhoods. In 2014, the Legislature restored some authority back to local governments so they could address many of the problems they were seeing in their communities relating to parking, noise, trash and life-safety issues. This legislation left in place existing statutory language stating that cities cannot “prohibit” short-term rentals or regulate the duration or frequency of the rental.

Both pieces of legislation resulted in the creation of two different classes of cities: those with Home Rule authority and those without. Those cities fortunate enough to have had an ordinance in place prior to the 2011 preemption are still allowed to regulate short-term rentals, but the question remains whether these ordinances will continue to be valid if amended. Some city attorneys believe these ordinances are “frozen” and any future amendments would cause a loss of the “grandfather.” Technology has changed significantly since 2011, and many grandfathered cities would like to modernize their ordinances to address current issues without fear of losing all regulatory authority. Cities without short-term rental regulations in place prior to June 1, 2011, have had their zoning authority stripped and are now seeing these rentals completely overtake residential neighborhoods. Long-time residents are moving out as a result, and the residential character of traditional neighborhoods is slowly being destroyed.

The restoration of zoning authority will allow cities to implement smart, targeted solutions to problems caused by vacation rentals and will ensure the preservation of traditional residential communities and neighborhoods. Cities use zoning as a tool to prepare for their future growth and to control where commercial and residential properties are located. Properties that sleep over a dozen people with constant turnover are essentially the hotel next door. Hotels have

Contact: Tara Taggart, Legislative Policy Analyst – 850.701.3603 – ttaggart@flcities.com

different infrastructure needs than single-family residential properties. As residential neighborhoods are developed, the infrastructure installed is designed for the future use of the properties. Many neighborhoods have infrastructure in place with capacity for up to eight people per house. Now there are houses in these very same neighborhoods that sleep more people than the number originally planned for, placing a significant strain on existing infrastructure.

Balancing everyone's property rights is key to solving this problem. Unruly behavior and issues with parking, noise and public safety impact the families that live next door. Residents do not know who will be renting these properties, sex offenders do not have to register before staying in them, and, ultimately, neighbors are less likely to confront strangers when problems or nuisances arise. Additionally, many of these properties are investor-owned with no direct point of contact to reach when situations occur. The out-of-state property owner may not even be aware of the problems created by their renters with constant turnover. The problem ends as one renter leaves and begins again as new renters arrive. This causes a significant drain on law enforcement resources. **When a law enforcement officer is called to respond to noise complaints, one less officer is on the street preventing and solving crimes.**

Cities are eager to partner with the state to ensure that these properties are safe for visitors, operators are held accountable, and everyone's property rights are balanced. Many issues need to be addressed:

- The Department of Business and Professional Regulation is tasked with investigating unlicensed vacation rentals but lacks the resources to execute this task to the full extent. DBPR can partner with local code enforcement officers to ensure properties are licensed and inspected.
- Licensed short-term rentals are required to charge sales tax to renters and remit this to the state. Many properties are not doing this. Short-term rental owners in some counties are also required to collect and remit tourist development taxes to the state. This is not occurring either, and the Department of Revenue does not have the resources to monitor these transactions, costing the state and local governments millions of dollars in lost revenue.
- Legislation needs to be passed to address homestead fraud. One of the most contentious parts of this issue is homesteaded properties being used by residents to make additional income while still living in their homes. They should be able to do this. However, cities need a tool to identify the properties being used specifically to operate as short-term rentals.

Contact: Tara Taggart, Legislative Policy Analyst – 850.701.3603 – ttaggart@flcities.com

12/01/2020



Notes

