

City of Sanibel

Code Enforcement

Short-Term Rental Enforcement

**Director of Building
Craig Mole', AIA,CBO,CFM**



Enforcement

Without regulations and effective enforcement, short-term vacation rentals can bring safety, noise, trash, and parking problems, as well as impact long-term housing affordability, livability, and neighborhood character

Technology

Granicus Host Compliance Software

- Address Identification
 - Automates the complete capture of listings from over 70 STR websites
- Compliance monitoring
 - With hundreds of STR websites out there, manual tracking is nearly impossible. Using Host Compliance helps to automate the identification of STR addresses and owners

- Currently Advertised
- Currently Advertised and Active Last 12 Months

ⓘ

1,182

Total Short Term Rental Units

ⓘ

27

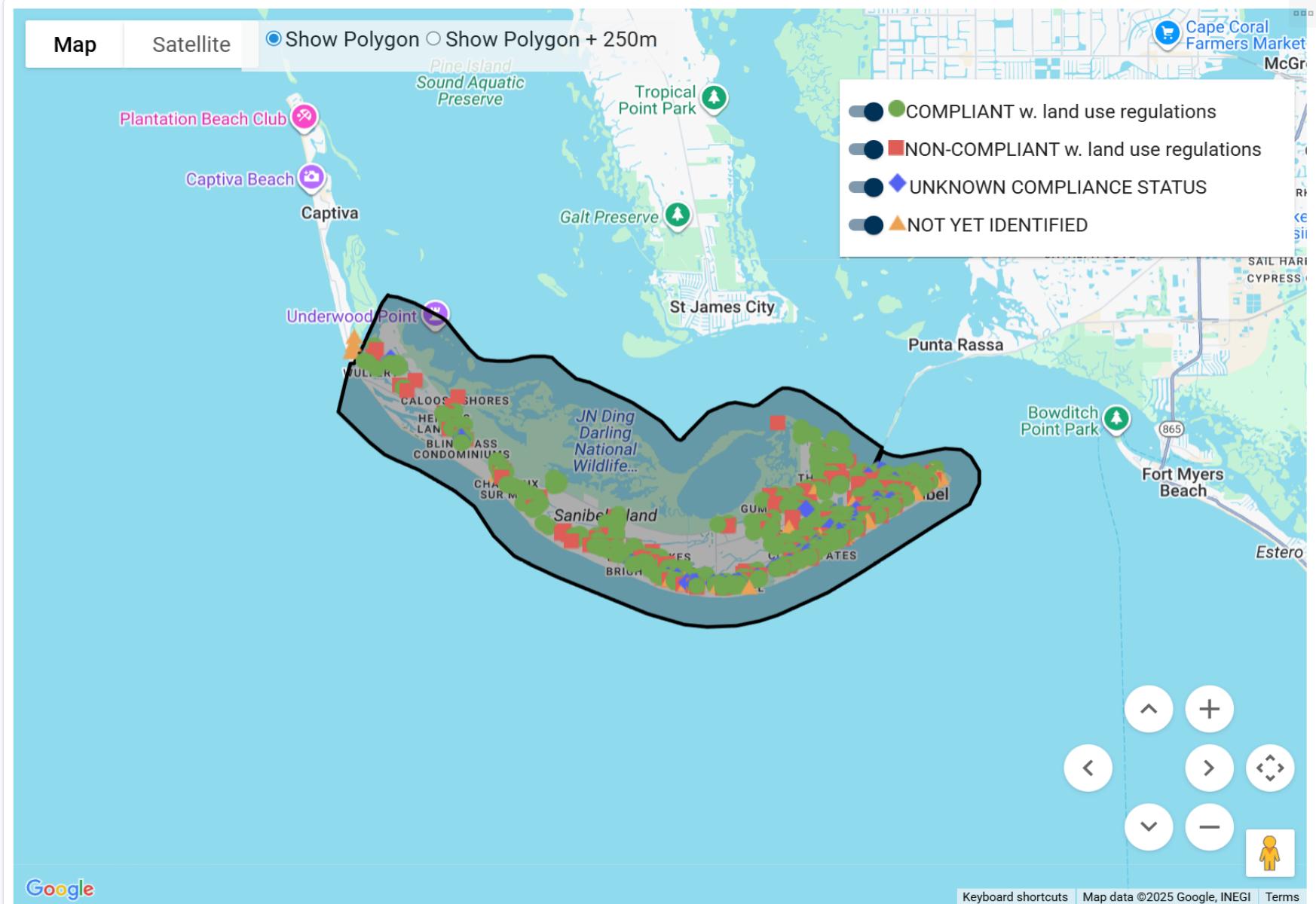
New Short Term Rental Units in Last 30 Days

ⓘ

2,094

All Listings (Short & Long Term)

ⓘ



ⓘ

1,823

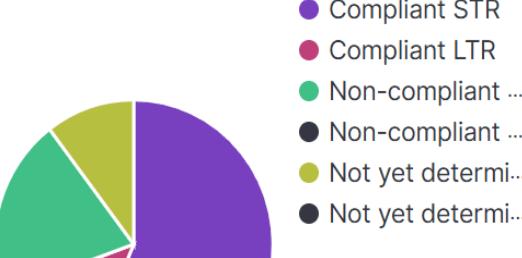
Total Short Term Rental Listings

ⓘ

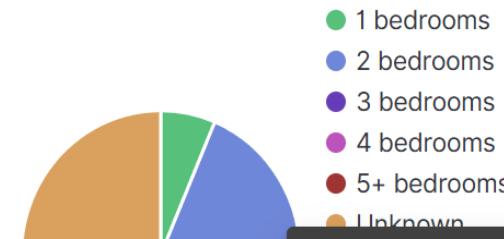
94%

STR Rental Units with Street Address Identified

Compliance Status



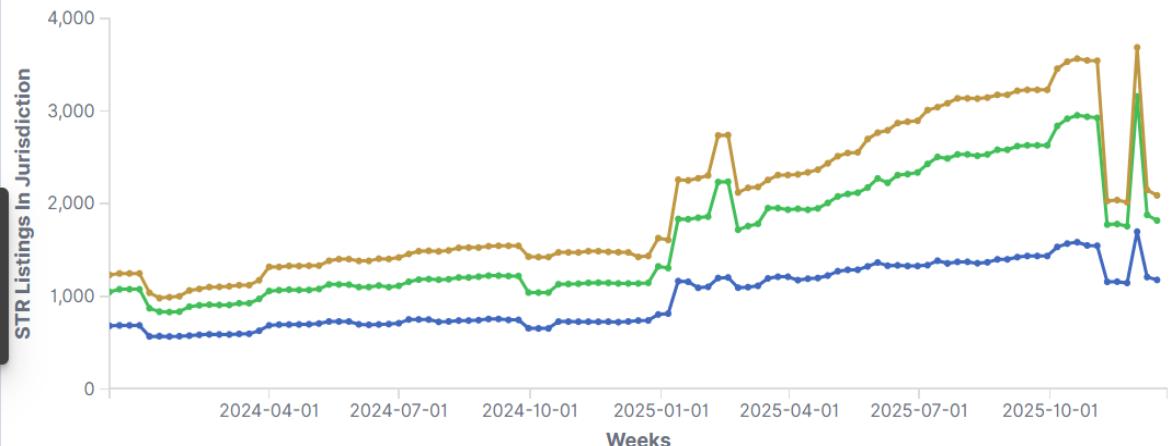
Bedrooms



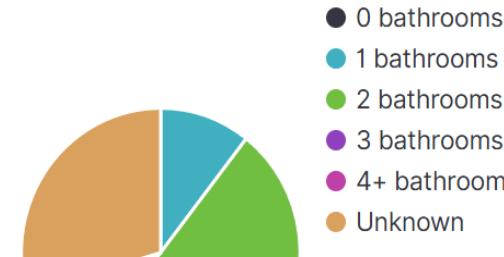
field value
filters 2
bedrooms

Rental Units and Listings Over Time

STR Listings Total Listings STR Rental Units

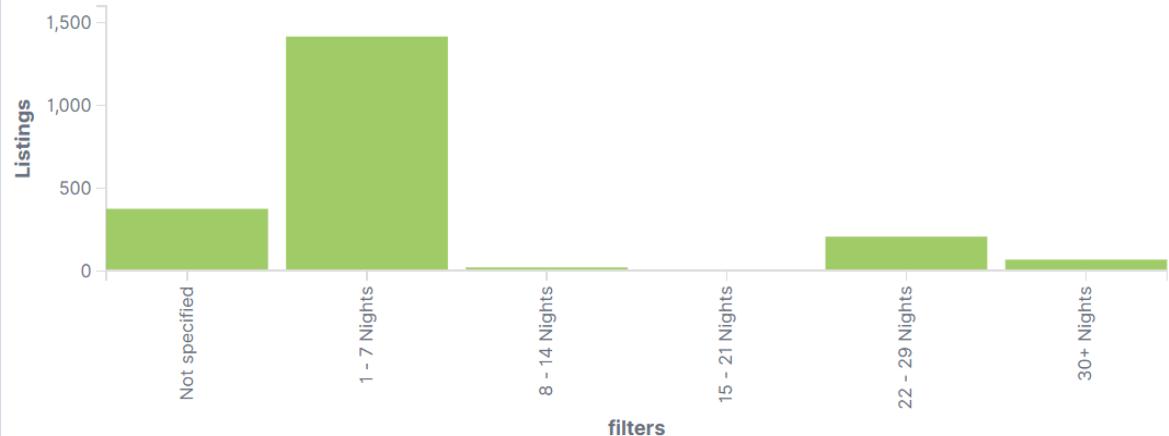


Bathrooms



Minimum Nights Stay

Listings



Verification

- Software system identifies rental addresses. Currently the City has identified about 360 addresses that may not be compliant and is in the process of identifying and noticing owners
 - Locate parcel number
 - Verify owner of record using property appraiser
 - Search Munis and CityView for license validation
 - Provide letter to owners who are not licensed
 - Start code compliance case for unlicensed properties and licensed residential properties renting for less than 1 month

Enforcement



City of Sanibel

Code Enforcement
2475 Library Way
Sanibel, FL 33957
239-472-4555

COURTESY NOTICE

Business Tax Receipt Required

PROPERTY OWNER

To Whom It May Concern,

Our records indicate that you are offering your property located at ADDRESS for rent within the City of Sanibel. We would like to remind you that a valid **Business Tax Receipt** is required to operate any dwelling rental within the city, pursuant to the City of Sanibel's Land Development Code (the "LDC"), Section 126-1077.

Sec. 126-1077(a): Every owner of a dwelling rental within the city shall initially register the use with the city to obtain a dwelling rental license. No dwelling rental use may continue unless it has been registered in accordance with this section.

You may not be aware that it is unlawful for any person, either directly or indirectly, to conduct business in the City of Sanibel without a business tax receipt being first procured and kept in effect as required by law. Both the Florida Statutes and the Sanibel code provide for enforcement by civil action and provide for recovery of the principal amount due on the tax, a 25% late charge, a penalty of up to \$250.00, attorneys' fees and costs incurred in collection of the debt. To avoid a potential collection action, application and payment in full of the Business Tax Receipt must be received in the Finance Department by DATE.

We appreciate your attention to this matter. If this Business is no longer in operation or you feel that our records are incorrect, please contact The Finance Department at BusinessTax@mysanibel.com so we may help you get this taken care of.

Sincerely,

Department of Code Enforcement
City of Sanibel

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Questions