



## AGENDA MEMORANDUM

### *Building Department*

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**City Council Regular Meeting Date: January 13, 2026**

**To:** City Council  
**From:** Craig Mole' Director of Building & Chief Building Official  
**Date:** 12/24/25

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**SUBJECT:** Code Enforcement: Short-Term Rental Enforcement– Presentation by Craig Mole'

**BACKGROUND:** The City Council has requested a presentation on short-term rental enforcement.

[Chapter 126, Article VII – Residential Districts](#) of the Land Development Code (LDC) allows the “rental of a dwelling unit by one family for periods of no less than four consecutive weeks” (28 days). The reference to the rental of a dwelling unit in a residential district can be found in the “Permitted Uses” section for each district (i.e., Gulf Beach Zone, Bay Beach Zone, etc.).

[Chapter 126.635](#), Resort Housing, allows for buildings constructed in the District to be used for “resort housing”. Resort Housing, as defined in [Section 78-1](#) of the LDC, allows for dwelling units to be rented for periods less than four consecutive weeks.

*“Resort housing means structures containing dwelling units or portions thereof rented to persons for periods of less than four consecutive weeks.”*

Sanibel Code Enforcement uses the Granicus Host Compliance software system to assist with licensing enforcement for short-term rental properties. An outside consultant uses the system twice weekly to verify compliance. The software scans hundreds of rental websites to identify short-term rental properties on Sanibel Island and flags addresses that may be unlicensed or otherwise noncompliant with rental requirements.

Code enforcement staff then research each identified address to verify compliance. The City initially sends a warning letter or email to the property owner, followed by a phone call, to encourage voluntary compliance. If compliance is not achieved, a code enforcement case is opened.

Currently, the City has identified approximately 360 addresses that may be noncompliant and is in the process of confirming violations and notifying property owners.

**FUNDING SOURCE: Not Applicable**

**RECOMMENDED ACTION:** Discussion

*Sanibel is and shall remain a barrier island sanctuary*