

FACT SHEET: SHORT-TERM RENTALS



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The city's short-term rental regulations allow homeowners and visitors to share The City Beautiful while helping to protect neighbors' quality of life.

CITY CODE

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This sheet is a summary only. Any conflict with City Code is unintentional, and code prevails in all instances. Read it at library.municode.com/fl/orlando

THE BASICS

In the City of Orlando, a short-term rental is less than 30 days. All short-term rentals must be properly registered, with fees paid.

Home Share

Partial rental, e.g., VRBO, Airbnb, Homestay

Commercial Dwelling Unit

Entire-home rental, typically for vacations or corporate stays

Bed and Breakfast

Group Housing

e.g., Hostel, dorm, boarding house

Hotel/Motel

Includes timeshares

Please note that for the protection and safety of all involved, home share rentals must be hosted by an owner or tenant who lives on-site. Only up to half the bedrooms may be rented.

Read [Ch. 58 Part 5B\(19\) - Owner-Occupied Home Sharing](#)

Register orlando.gov/homeshare

REQUIREMENTS:

LOCATION

Verify that your location is within the City of Orlando limits.

Search for your address at www.ocpafl.org and look at "Municipality." If it says "Unincorporated," contact the Orange County Government about its short-term rental laws.

ZONING

Find your property's zoning district and view the table of allowable uses at orlando.gov/zoning. Not all uses are allowed in all categories.

Zoning for Home Share and Bed & Breakfast is listed in their respective code sections.

LEGALITY

Living spaces must be properly inspected and permitted. Do-it-yourself conversions, such as enclosure of a garage or carport, will not be allowed to rent until an inspection is finalized.

Note that creating additional bedrooms could potentially affect your property tax appraisal. Contact the [office of the Orange County Property Appraiser](#) for more information.

Ownership	Rental Space	Time Frame	Category	Required	Details
Homeowner who lives on- or off-site	All bedrooms	1 to 29 days	NOT PERMITTED	n/a	An individual homeowner may not rent the entire home under City of Orlando home sharing law (e.g., Airbnb, VRBO).
	Entire living space	30 days or more	RESIDENTIAL RENTAL	n/a	Standard rental leases are permitted and are regulated by state and federal housing laws.
	Up to half of bedrooms	1 to 29 days	HOME SHARE	Registration and annual fee orlando.gov/homeshare	Can also be hosted by tenant, with notarized owner permission Read: Ch. 58 Part 5B(19) - OWNER-OCCUPIED HOME SHARING
Homeowner who lives on site	All bedrooms except owner's	1 day to seasonal	BED AND BREAKFAST	Business Tax Receipt orlando.gov/permits	Bed and Breakfast Facility: An accessory use in which a room(s) or lodging unit (or units) and "continental" breakfast service only is provided to guest clients, for lengths of stay ranging from one night to seasonal, by the owner of the principal structure living on-site. [Sec. 66.200] No more than two rooms or lodging units on any residential district building site; in non-residential districts no more than eight (8). Nine (9) or more shall be considered a hotel/motel. [Sec. 58.917] Read: Ch. 58 Part 5B(2) BED AND BREAKFAST FACILITIES
		7 days or more	GROUP HOUSING	Zoning Official Letter of Determination orlando.gov/planning Business Tax Receipt orlando.gov/permits	Owner-occupied, rooms are rented for one week or more, contains kitchen facilities. Includes college dormitories, boarding houses, hostels, and group homes where direct care or supervision is not provided. [Sec. 58.540] Read: Ch. 58 Part 3F - CONGREGATE LIVING FACILITIES
		1 to 7 days	MOTEL/ HOTEL	Business Tax Receipt orlando.gov/permits	Motel: An establishment consisting of a group of attached or detached lodging units having bathrooms and designed primarily for transient automobile tourists. A motel generally provides automobile parking facilities convenient to the lodging rooms and may or may not furnish customary hotel services such as restaurants, dining rooms, meeting rooms, bars and similar uses. This term includes timeshare facilities, condotels, and any group housing occupied by or intended for occupancy by over 52 people. [Sec. 66.200]
Business owner	All bedrooms / entire living space	7 to 29 days	COMMERCIAL DWELLING UNIT	Business Tax Receipt orlando.gov/permits	Dwelling Unit, Commercial: A room or rooms connected together and constituting a separate, independent unit, for an occupancy period of no less than seven (7) consecutive days and no more than twenty-nine (29) consecutive days, and containing independent cooking and sleeping facilities. Any unit occupied for less than 7 consecutive days shall be classified as a motel. [Sec. 66.200]