

In an effort to provide the utmost standard for our visitors, the City of Panama City Beach would like to provide clarity and understanding of the requirements for vacation rental properties in Panama City Beach. Below, we have listed several national, state and local regulations that you will find helpful for your rental property.

The City of Panama City Beach's mission is to provide support for local economic and tourism development in our community, while providing for both our residents and the visitors of our area. As an active rental property owner, you are making a direct impact in our growing economy, by maintaining a safe environment for the millions of guests that enjoy Panama City Beach annually. The City recognizes your continued dedication to provide for our guests, and because of your efforts, we continue to be one of the major tourist destinations within Northwest Florida.

1. Public Lodging Establishment. Each dwelling constitutes a "public lodging establishment" as defined by section 509.013(4)(a), Florida Statutes as they are each rented to guests more than three times in a calendar year for periods of less than 30 days. Each public lodging establishment must be licensed by the Florida Department of Business and Professional Regulation.

2. Automatic Sprinkler System. Any public lodging establishment of three stories or more with interior corridors which do not have direct access from the guest area to exterior means of egress shall be equipped with an automatic sprinkler system 509.215, Fla Stat.

3. Florida Building Code. If your property was originally built as a single-family dwelling a change in occupancy to a public lodging establishment re-classifies the property as a Residential Group R-1 pursuant to section 310.3, Florida Building Code, Building Ed. (2014). This change in occupancy triggers additional requirements which may apply to your property.

4. Fire Safety Standards. The State Fire Marshal, pursuant to section 633.206, Florida Statutes, has established specific fire safety rules for transient public lodging establishments as defined in section 509.013, Florida Statute. NFPA 101, Life Safety Code as adopted and incorporated in Rule 69A-3.012 and Rule 69A-43.019. These rules place specific requirements on one and two-family dwellings operated as public lodging establishments.

We encourage you to take any steps that may be necessary to comply with these regulations. The rental industry plays a crucial role of our community, and the City of Panama City Beach will continue to support you with any questions or concerns you may have. For more information on these regulations, please visit our website, www.pcbgov.com, or contact us at (850) 233-5100.