

## OVERVIEW

Sarasota County allows for the rental of dwelling units. Per the Unified Development Code, the rules for rental properties are specific and depend on the zoning district and uses as outlined below.

## RENTALS BY ZONING DISTRICTS

### Residential Single Family (RSF)

All leases must be for AT LEAST 30 days.

- Short-term rental use is not allowed.
- Transient accommodation is not allowed.

### Residential Multifamily (RMF)

#### On the barrier islands (Siesta, Casey and Manasota keys)

- Leases are not required to be at least 30 days. Leases may be for LESS THAN 30 days.
- Short-term rental use is allowed.

#### In other RMF districts

- All leases must be for AT LEAST 30 days.
- Short-term rental use is not allowed.
- Transient accommodation is not allowed.

### Other districts

These other districts allow for rental of dwelling units, where the lease must be at least 30 days including:

- Open Use Agriculture (OUA)
- Open Use Estate (OUE)
- Open Use Rural (OUR)
- Residential Combination (RC)
- Residential Estate (RE)
- Residential Manufactured Home (RMH)

## BED AND BREAKFAST

A Bed and Breakfast is defined as a transient accommodation that is a house, or portion thereof, where lodging rooms and meals are provided. Bed and Breakfasts can only be rented for less than monthly periods and is distinct from a rental of a dwelling unit, which is subject to separate requirements.

#### Bed and Breakfasts are prohibited in:

- Casey Key Conservation District
- Manasota Key Conservation District
- Siesta Key Overlay District (SKOD)

#### Bed and Breakfasts are permitted by right in:

- Commercial General (CG)
- Commercial Highway Interchange (CHI)
- Commercial Neighborhood (CN)
- Main Street Overlay District (MSOD)
- Residential Commercial Transition Overlay District (RCTOD)

#### Bed and Breakfasts are allowed by Special Exception in:

- Open Use Estate (OUE)
- Open Use Rural (OUR)
- Residential Estate (RE)
- Residential Single Family (RSF) zoning districts.

## DEFINED TERMINOLOGY

### Transient accommodation

A dwelling unit that is rented for less than monthly time share periods, such as hotels, motels, bed and breakfasts, or other accommodations with a similar use. Transient accommodation does not include dwelling units zoned RMF located on the barrier islands that are rented for less than 30 days.

### Short term rental

Rental of a residential unit in an RMF district on the barrier islands for a period of less than 30 days. A short term rental is often referred to as a vacation rental and is not a transient accommodation.

## ADDITIONAL RESOURCES

Sarasota County has a Code of Ordinances designed to maintain and enhance the character, safety and environment of our community. A citizen's guide is available and serves as an informational resource for citizens, providing a summary of terms and procedures related to common code violations. The full guide is available at [scgov.net](http://scgov.net) but here are some common topics:

### Property Management

**Grass and Weeds** – May not exceed 12 inches in height.

**Sound** – Generated sounds that constitute a public nuisance and exceed set sound measurements are regulated by Sarasota County. For disturbance of the peace issues, please contact the Sarasota County Sheriff's Office ([sarasotasheriff.org](http://sarasotasheriff.org)).

### Vehicles/Vessels

**Boats** – A boat may be stored on a residential property and must belong to the property owner or tenant. Trailers must have current license tags. Parking or storing of recreational vehicles or boats on a public right of way or vacant property is prohibited. Boats moored at docks or stored at marina are subject to other regulations.

**Motor Homes and Recreational Vehicles (RVs)** – Two recreational vehicles may be stored outside of a completely enclosed building under the following conditions:

- They are operable and have a current license tag.
- They are not used for living, sleeping, housekeeping or business.
- They are not connected to any utilities.

**Overweight Vehicles** – The parking, servicing, repair and storage of trucks, buses, vans and tractor trailers more than 6,000 pounds (empty vehicle weight) is prohibited in residential and certain open-use districts.

**Unlicensed, Inoperative Vehicles** – Vehicles that are not operable or do not have current license tags must be stored in a completely enclosed building. No more than four vehicles may be located in the street yard. In any residential district, the storage or overnight parking of semi-truck or trailer, dump truck, wreckers, bucket truck, construction equipment, tractor, box trucks, vehicles converted for sale of food, and any commercial vehicle that exceeds 6,000 pounds empty vehicle weight is prohibited. A trailer's empty weight shall not exceed 2,500 pounds as listed on the trailer registration form.

### Waste and Debris

For more information, please visit [scgov.net/solidwaste](http://scgov.net/solidwaste). Solid Waste staff are available to advise regarding special collection or disposal of hazardous waste, appliances and electronics.

**Appliances** – Residents may call Waste Management at 941-493-4100 to schedule a pick-up for an appliance or electronic item at no additional cost (item limits may apply). A request for pick up must be made 48 hours prior to your regular collection day. Refrigerator and freezer doors must be removed before placing at the curb.

**Household Garbage and Yard Waste** – Items for regular curbside collection must be in trash cans, plastic bags or tied bundles, weighing less than 40 pounds. Waste containers may be set at the curb no earlier than 5 p.m. the day prior to pick up, and removed from the curb no later than 10 a.m. the day after pick up. Waste containers must be stored in the side or rear yard (no front yard storage) and yard waste must be separated from solid waste.

**Junk, Trash and Debris** – Cannot be left in the yard and must be disposed of properly. This includes, but is not limited to wood, tires, automobile parts, hazardous waste, abandoned property, unusable or discarded household items, inoperative or discarded machinery or equipment, construction or demolition materials.