

ORDINANCE NO.: 13-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ORANGE PARK, FLORIDA, REGARDING SHORT-TERM VACATION RENTALS; AMENDING SECTION 20-140 (APPLICABILITY), SECTION 20-141 (SHORT-TERM VACATION RENTAL MINIMUM REQUIREMENTS), SECTION 20-142 (SHORT-TERM RENTAL STANDARDS), AND SECTION 20-145 (INITIAL AND ROUTINE COMPLIANCE INSPECTIONS OF SHORT-TERM VACATION RENTALS), ARTICLE VII (SHORT-TERM VACATION RENTALS), CHAPTER 20 (ENVIRONMENT), ORANGE PARK TOWN CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Town Council of Orange Park:

Section 1. Amending Section 20-140 (Applicability), Section 20-141 (Short-term vacation rental minimum requirements), Section 20-142 (Short-term rental standards) and Section 20-145 (Initial and routine compliance inspections of short-term vacation rentals), Article VII (Short-Term Vacation Rental), Chapter 20 (Environment), Orange Park Town Code. Section 20-140 (Applicability), Section 20-141 (Short-term vacation rental minimum requirements), Section 20-142 (Short-term rental standards) and Section 20-145 (Initial and routine compliance inspections of short-term vacation rentals), Article VII (Short-

Term Vacation Rental), Chapter 20 (Environment), of the Orange Park Town Code is hereby amended to read as follows:

CHAPTER 20 - ENVIRONMENT

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Article VII. - Short-Term Vacation Rentals

Sec. 20-140. - Applicability.

(a) This article shall apply to short-term vacation rental as a commercial business of single-and family ~~or~~ two-family dwellings or a dwelling unit. This article shall not apply to short-term vacation rentals within a multi-family residential building, or a group of multi-family residential buildings, which includes three or more individual dwelling units within such building or group of buildings.

(b) For purposes of this article, "short term vacation rentals" shall be defined as any individually or collectively owned ~~single-family or two-family house~~ dwellings or a dwelling unit, which is rented more than three times a year for less than 30 days at a time, or which is operated or marketed as a transient public lodging establishment.

Sec. 20-141. - Short-term vacation rental minimum requirements.

(a) Short-term vacation rentals shall be permitted in all residential zoning districts and the CPO zoning district, provided they are in compliance with this article. No person shall rent or lease all or any portion of a dwelling unit as a

short-term vacation rental without initially and then on a continuing basis:

- (1) Obtaining a short-term vacation rental certificate from the town pursuant to this article;
- (2) Obtaining a business tax receipt from the town pursuant to chapter 32, article II of the Town Code;
- (3) Obtaining a Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes, and transient rental taxes;
- (4) Obtaining a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and
- (5) As demonstrated through an affidavit, maintaining initial and ongoing compliance with the short-term vacation rental standards contained herein, plus any other local, state, and federal laws, regulations, and standards to include, but not be limited to, F.S. ch. 509, and Rule Chapters 61C and 69A, Florida Administrative Code or such successor statutes or rules as may be applicable.

Sec. 20-142. - Short-term rental standards.

The following standards shall govern the use of any short-term vacation rental as a permitted use:

(a) Minimum life safety requirements:

(1) Swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

(2) Smoke and carbon monoxide (CO) detection and notification system. If an interconnected and hard-wired smoke and carbon monoxide ("CO") detection and notification system is not in place within the short-term vacation rental unit, then a smoke alarm consistent with the requirements of F.S. § 553.883, and, if applicable, a CO alarm system consistent with the requirements of F.S. § 509.211(d), shall be required to be installed and maintained on a continuing basis.

(3) Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of the unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

(b) Parking standard. Minimum off-street parking shall be provided as one space per four transient occupants. Garage spaces shall count if the space is open and available and the transient occupants are given vehicular access to the garage.

(c) Solid waste handling and containment. Based on the maximum transient occupancy permitted, one trash storage container shall be provided per four transient occupants or fraction thereof. Appropriate screening and storage requirements for trash storage containers shall apply per any development approval, local neighborhood standard or Town Code provision, whichever is more restrictive, and be incorporated into the certificate. For purposes of this section, a trash storage container shall meet the type and size requirements specified in the Town approved franchise agreement to provide solid waste collection services in the town pursuant to Chapter 28, Article II of the Town Code. ~~be a commercially available 35 gallon or greater capacity container with a lid that securely fastens to the container so as to prevent spills and animal access, with the~~ The trash storage container ~~to~~ shall be placed at and removed from curbside at the times required under the Town Code.

(d) Minimum short-term vacation rental required postings. The short-term vacation rental shall be provided with posted material as required by the town in section 20-148.

(e) Designation of a short-term vacation rental responsible party capable of meeting the duties provided in section 20-146.

(f) Advertising. Any advertising of the short-term vacation rental unit shall conform to information included in the short-term

vacation rental certificate and the property's approval, particularly as this pertains to maximum occupancy.

- (g) Other standards. Any other standards contained within the town's Land Development Regulations to include, but not be limited to: noise, setbacks, and similar provisions

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Sec. 20-145. - Initial and routine compliance inspections of short-term vacation rentals.

- (a) An inspection of the ~~dwelling unit~~ short-term vacation rental unit for compliance with this section is required prior to issuance of an initial short-term vacation rental certificate. If violations are found, all violations must be corrected and the ~~dwelling unit~~ short-term vacation rental unit must be re-inspected prior to issuance of the initial short-term vacation rental certificate as provided herein.
- (b) Once issued, a short-term vacation rental unit must be properly maintained in accordance with the short-term vacation rental standards herein and will be re-inspected annually or, in the event of a certificate transfer, re-inspected at the time of transfer. For an inspection, all violations must be corrected and re-inspected within 30 calendar days. Failure to correct such inspection deficiencies in the timeframes provided shall result in enforcement as provided in section 20-150 until such time as the violation(s) is/are corrected and re-inspected.

(c) The inspections shall be made by appointment with the short-term vacation rental responsible party. If the town's inspector has made an appointment with the responsible party to complete an inspection, and the responsible party fails to admit the officer at the scheduled time, the owner shall be charged a fee in an amount of \$50.00 to cover the administrative expense incurred by the town, plus any additional costs incurred by the town as a result of inspection(s) required under this article.

(d) If the town's inspector is denied admittance by the short-term vacation rental responsible party or if the inspector fails in a least three attempts to complete an initial or subsequent inspection of the rental unit, the town shall provide notice of failure of inspection to the owner at the address shown on the existing short-term vacation rental certificate or the application for short-term vacation rental certificate.

(1) For an initial inspection, the notice of failure of inspection shall result in the certificate not being issued and the short-term vacation rental being deemed not in compliance with this article.

(2) For a subsequent inspection, the notice of failure of inspection is considered a violation pursuant to subsection (b) above and is subject to enforcement remedies as provided herein.

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Section 3. Conflict. If any portion of this ordinance is in conflict with any portion of any other ordinance, then the provisions of this ordinance shall govern.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.


Section 5. Codification Instructions. The Codifier and the Town Attorney are authorized to make the Orange Park Town Code "tables of contents" consistent with the changes set forth herein. Such editorial changes and any others necessary to make the Orange Park Town Code consistent with the intent of this ordinance are approved and directed herein.

Section 6. Effective Date. This ordinance shall become effective upon adoption by the Town Council.

Passed on first reading this 15th day of July, 2025.

Passed on second reading this 3rd day of September, 2025.

Passed and approved on this 7th day of October, 2025.



MAYOR

ATTEST:



TOWN CLERK

FORM APPROVED:



TOWN ATTORNEY