



February 20, 2019

To: The Board of County Commissioners

The Honorable Charles D. Hines, Chair
The Honorable Michael A. Moran, Vice-Chair
The Honorable Nancy C. Detert
The Honorable Alan Maio
The Honorable Christian Ziegler

Subject: Suggested Rental rules for Siesta Key, 2019

The Siesta Key Association, after receiving many complaints, having done surveys of its members, and having discussions with county code enforcement officers on many occasions, has come up with the following suggestions for your review.

1. All rental houses must have a county license containing the information of the owner and agent, if different. The owner and/or agent will be required to sign an agreement stating that they have read and agree to abide by all applicable county rules applying to the location and zoning classification of the residence that will be rented.
2. A fire inspection must be done and the house be brought into conformance with current county codes, if required, before a license is issued.
3. All rentals and loaning of a house to guests, if it is a rental property, must be documented in writing to the county code enforcement office prior to the usage of the home. Information should include:
 - a. How many guests/renters;
 - b. Name and phone number of the primary responsible guest/renter;
 - c. Dates when they will be in the house;
 - d. Name and phone number of a local contact (owner/agent).
4. All rental rules must be printed in clearly readable typography and posted inside the front door in a conspicuous position. The following items shall be included at minimum:
 - a. Noise ordinances;
 - b. Parking rules;
 - c. Trash rules;
 - d. Applicable state and local taxes that must be paid (5% vacation and 7% sales);
 - e. Renter can be held liable for violation of local ordinances resulting in fines;
 - f. Agent information for the property.
5. Houses with bedrooms above the first floor must have open external access for rescue by firemen.



6. One legal off-street parking space must be provided for each bedroom and space used for sleeping. The parking spaces must not prevent access to the side or back of the house by the fire department and must be approved by the fire department.
7. Violation of these rules may result in the homeowner being fined an amount equivalent to the rent monies collected during an illegal rental period plus penalty.
8. Code enforcement officers will have the ability to immediately issue fines for violations.
9. Providing false or misleading information to a code enforcement officer would be considered a criminal offense.

We suggest that Sarasota County review and monitor new codes put in place by Longboat Key for more ideas.

Based on reports from SKA members, unregulated short-term rentals are causing many serious problems in residential neighborhoods on Siesta Key, often requiring involvement of police and code enforcement officers. Unfortunately, current rules make it hard to penalize offenders.

This is more than a nuisance. These single-family residential neighborhoods are being turned into commercial, short-term, rental properties by absentee owners with no regard for local ordinances. This represents a serious threat to the property values of local residents as well as a degradation of the quality of life that SKA was formed to protect. SKA supports implementation of a strong set of enforceable rules that will allow visiting families to enjoy their stay on Siesta Key in harmony with neighborhood residents.

Respectfully submitted on behalf of the Board of Directors,

Gene Kusekoski, President

Siesta Key Association of Sarasota, Inc.