



OVERVIEW

Sarasota County allows for the rental of dwelling units.

Note: the Unified Development Code (UDC) rules and regulations are specific and depend on zoning district.

ZONING DISTRICTS

Q- WHAT CAN I DO IF I LIVE/OWN PROPERTY IN RESIDENTIAL SINGLE FAMILY (RSF)*?

A. All leases must be AT LEAST 30 days.

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

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

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

Q- WHAT CAN I DO IF I LIVE/OWN PROPERTY IN RESIDENTIAL MULTIFAMILY (RMF)?

A¹ ON THE BARRIER ISLANDS

Leases are not required to be at least 30 days. Thus, leases may be LESS THAN 30 days.

- Short term rental use is allowed.

**Barrier Islands include Siesta Key, Casey Key and Manasota Key

A² IN OTHER RMF DISTRICTS

All leases must be AT LEAST 30 days.

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

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 which 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 not a transient accommodation.

Last Updated: August 2019

REFERENCES & RESOURCES

The UDC is available online at www.scgov.net/UDC. Terms and references can be found below:

UDC, Article 6, Section 124-76(b) (General, Base, and Inactive Zoning District Development Standards)

UDC, Article 8, Section 124-131 (Rental of Dwelling Units in OUA, OUR, OUE, RE, RSF, RMF (not on barrier islands), RC and RMH Districts)

UDC, Article 17, Section 124-305 (Defined Terms)

For questions or concerns, please connect with us at zoning@scgov.net or by calling 861-5000.

Staff is also available to answer questions or concerns regarding your zoning district.

HAVE A COMPLAINT?

Call the Contact Center at 861-5000 or download the SeeClickFix mobile application

