



BUSINESS IMPACT ESTIMATE

Before the enactment of a proposed ordinance, the City shall prepare or cause to be prepared a business impact estimate in accordance with Section 166.041(4), Florida Statutes.

City Commission Meeting Dates: January 8, 2026 1st hearing: January 22, 2026, 2nd hearing

Proposed Ordinance Title/Reference:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, PROVIDING TO AN AMENDMENT TO SECTION 12 OF THE CODE OF ORDINANCES AND ADDING SECTION 12-127 TO THE CODE OF ORDINANCES RELATED TO SHORT-TERM VACATION RENTALS; PROVIDING FOR DEFINITIONS, PROVIDING FOR A REGISTRATION FEE FOR SHORT-TERM RENTALS; PROVIDING FOR PROCEDURES FOR VIOLATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Proposed Ordinance ☐ does ☒ does not fall under one of the following enumerated exceptions:¹

- ☐ The proposed ordinance is required for compliance with federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the city government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

A business impact estimate is not required for the above exceptions.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The draft ordinance provides for the adoption of a Short-Term Rental Registration fee.

The City of Haines City has experienced a significant increase in the number of short-term rental properties operating within the city limits. While many of these properties are in compliance with zoning and operational requirements, city staff have identified a growing number of short-term rentals operating in areas where such uses are not permitted.

These unpermitted properties often reduce their nightly rates substantially, undercutting those owners who have invested the time and resources to ensure their properties operate legally and responsibly. This practice not only creates unfair competition but also undermines the integrity of our zoning regulations and neighborhood standards.

To address this issue, City staff will be presenting an ordinance to the City Commission that would establish an annual **Short-Term Rental Registration Fee of \$100 per rental property**. The collected fees will be used to contract with a specialized vendor to identify unpermitted short-term rental listings throughout the city. Working in conjunction with the Code Compliance Division, this effort will allow the City to take enforcement action against unpermitted properties and require the removal of any illegal short-term rental listings.

Our goal is to create a fair and level playing field for all short-term rental operators while maintaining the quality and character of our residential neighborhoods. We appreciate the cooperation of all property owners who continue to comply with City regulations and contribute positively to our community.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. Estimate of Direct Business Compliance Costs: \$100.00 annually.
- b. New Charges/fees on Businesses Impacted: Fee are to be adopted by the Haines City Commissioners under Resolution 26-2141.
- c. Estimate of Regulatory Costs: \$50,000

Good Faith Estimate of Number of Businesses Likely Impacted:

Unknown. An accurate count of existing short-term rental businesses will only be possible once the City contracts with a vendor capable of identifying all permitted operations.

Ordinance requirements

- **Application and annual fee:** All legal short-term rental properties must submit an application and pay a **\$100 annual fee**.
- **Registration start date:** Registration will begin **March 1, 2026**.
- **Maximum occupancy:** Occupancy will be governed by the **Haines City Property Maintenance Code**, based on the square footage of dining, living, and sleeping rooms.
- **Fire extinguishers (ABC):** At least one **ABC fire extinguisher** rated **2A:10B:C** must be located near the sleeping rooms **on each floor that contains sleeping areas**.
 - Example: If sleeping areas are only on the second floor, only one extinguisher is required (as described). If sleeping areas are on two floors, an extinguisher is required on both floors.
- **Fire extinguisher (Class K):** In addition to the ABC extinguisher(s), at least one **Class K** extinguisher must be located in the **kitchen area**.
- **Fire extinguisher maintenance (NFPA 10):** All fire extinguishers must be maintained in accordance with **NFPA Standard 10**, including annual inspection by a **State-Certified Fire Extinguisher company or person**.
- **Smoke/CO detectors (NFPA 72):** Smoke and carbon monoxide detectors must be functional, tested, and maintained in accordance with **NFPA 72**. (This may also be completed by a State-Certified Fire Extinguisher Company if properly licensed.)
- **“Transient Occupant Information” binder:** A clearly labeled binder/book titled **“Transient Occupant Information”** must be placed in a conspicuous location within the unit and include:
 1. Noise requirements (LDR Chapter 5, Article 3): **Noise greater than 50 decibels after 9:00 PM that crosses the property line is a violation**
 2. Solid Waste requirements (Article IV, Section 20): **All trash must be placed in trash bin(s)**
 3. Locations of nearby hospitals, walk-in clinics, and free-standing emergency rooms
- **Emergency information postings:** A poster labeled in **CAPITAL and BOLDFACE** type must be posted:
 - a. On the back of each main egress door, and
 - b. Inside each sleeping roomThe poster must include:
 - c. The full street address of the unit
 - d. The **24-hour / 7-day** telephone number of the responsible party
 - e. The location of the Transient Occupant Information binder/folder

It is our intent with this ordinance to reduce—if not eliminate—illegal rental units that undercut the nightly rental price of compliant, legal units.