



# Azalea Park

## Safe Neighborhood Association

A newsletter about issues important to you and your neighbors...

### CODE COMPLIANCE CORNER: Short Term & Transient Rentals in Orange County

By Jordan A. Hodge, Lead Code Compliance Inspector

Being home to the number one tourist destination in the state, Orange County is no stranger to hosting throngs of annual visitors. Families, singles, young, old, foreign, and domestic, this Central Florida gem plays host to all who choose it for their great southern pilgrimage. Whether visiting for the weekend or planting the permanent vacation seed, a good night's sleep is top priority. While nothing compares to your bed at home, perhaps a *competitively priced* good night's sleep is a worthy contender. That's where [home-grown] short term and transient rentals come into play.

I'm sure by now you're all too familiar with the online giant, Airbnb. Like Google before it, Airbnb has become synonymous with the service it provides. Short-term and transient rentals are now used interchangeably with Airbnb. You may be surprised to learn however, these types of rentals are strictly regulated and, in most cases, prohibited in Orange County. That's right, allowing the nightly rental of your home to that family of five from Michigan or listing your garden shed as "a premier vacation destination within walking distance of the attractions," is almost certainly illegal.

Before I continue, I'd be remiss if I didn't explain what short term and transient rental actually means, that is, how the terms are defined according to Chapter 38 of the County's municipal code. According to code, "Short term rental shall mean where the length of stay under the rental or lease arrangement is one hundred seventy-nine (179) days or less." and "Transient rental, single-family dwelling shall mean the renting or leasing of a single-family dwelling for a period of less than thirty (30) days." Now that we've established the legal jargon, what does that actually mean? Well, unless your property is zoned R-3, the conversation pretty much ends there. Your dreams of opening a mini-Hilton in your cul-de-sac are dashed.

Unless Orange County decides to ease restrictions and adopt more lenient zoning ordinances for short term and transient rentals, this will continue to be our reality. Perhaps now you're curious as to why Orange County has yet to approve these types of uses. Well, the hesitancy to do so hinges on the concern for residential neighborhoods. Short term rental properties have been known to cause increases in traffic, produce excessive noise, and attract littering.

If you suspect someone is using their property for such unpermitted types of rental(s), you are encouraged to call the County's non-emergency help and information line at 407-836-3111. If you're able to provide a link to an online listing for the property, that would be helpful as well. In full transparency, you must also understand that a link *alone* is not enough to warrant issuing a violation. Additional proof will be needed to corroborate that said activity is actively occurring at the property, but that's up to the responding Code Compliance Inspector to obtain in order to determine the best recourse.

### Community Meetings

2<sup>nd</sup> Monday of each month

6:30 p.m. at Christ the King

Episcopal Church

26 Willow Drive, Orlando,

Florida 32807

September 12, 2022

October 10, 2022

November 14, 2022

Check Nextdoor,

[www.OCSafeNeighborhoods.net](http://www.OCSafeNeighborhoods.net),

or [apsnapresident@yahoo.com](mailto:apsnapresident@yahoo.com) for

more information.

### Orange County Telephone Numbers

District 3

Commissioner Uribe

407-836-7350

Sheriff's Non-Emergency

407-836-HELP (4357)

Emergency

9-1-1

Crime Line

407-423-TIPS (8477)

Drug Enforcement

407-521-2400

Seniors First

407-292-0177

Find hurricane and COVID-19

resources at

[WWW.O CFL.NET](http://WWW.O CFL.NET)

Orange County

Customer Service

3-1-1



October 8, 2022

Orange County Convention Center,  
North Concourse

9400 Universal Blvd, Orlando, FL 32819



Orange County Government

Neighborhood  
Services  
Division



[ocfl.net/communityconference](http://ocfl.net/communityconference)

Dear Neighbors,

With fall around the corner and with children being back in school, it's important to remind everyone to keep an eye on the road and be mindful of pedestrians while driving. Safe driving is everyone's responsibility. Please visit [www.iyield4peds.org](http://www.iyield4peds.org) for tips and to learn how to get involved.

I am very excited to share some community events that we will be hosting for all of you in the coming weeks and months:

- Hook Kids on Fishing • D3 Skating Event • Thanksgiving Food Distribution

Details on each of these events and other community news will be shared via social media and our District 3 Newsletter. If you haven't registered already, please do so by scanning the below QR Code.

I really hope to get a chance to see all of you at any of these events. As always, my office and I are at your service. If you have any concerns or comments, please contact us.

Warm Regards,



ORANGE COUNTY SHERIFF'S OFFICE

**SHRED THE WORD**  
SHRED-A-THON

ITEMS ACCEPTABLE FOR SHREDDING: ALL PAPER, FILE FOLDERS, HANGING FILES, COMPUTER PAPER, NOTEPADS, ENVELOPES, CDS/DVDS

PERSCRIPTION DRUG DISPOSAL AVAILABLE AT ALL LOCATIONS.

SATURDAY  
**NOVEMBER 12**  
9:00 A.M - 12:00 P.M.  
FREEDOM HIGH SCHOOL  
2500 West Taft Vineland Rd.  
Orlando, FL 32837

## Orange County Rental Notice Ordinance

Orange County's Board of County Commissioners voted on July 26 to enact a Rental Notice Ordinance to protect tenants by requiring landlords to give a 60-day written notice for rent increases of more than 5%. The ordinance is effective throughout all of Orange County, including all 13 municipalities.

The ordinance also provides protections for residents and landlords who may not have a written lease agreement in place and pay rent on a quarterly or monthly basis. Either party can terminate these residential arrangements, by giving the other party no less than 60 days written notice.

Renters can file a complaint against a landlord or property owner who has raised the rent by more than 5% without giving the 60 days written notice by calling 3-1-1 (407-836-3111).



**MEET ★ CONNECT ★ UNITE**

Turn on your lights, lock your doors, and meet your neighbors!

For more information visit us online at [OCSO.COM/NNO](http://OCSO.COM/NNO) or email [CrimePrevention@ocso.net](mailto:CrimePrevention@ocso.net)

DO NOT PLACE ANY IMAGES OR TEXT  
IN THIS AREA  
PER USPS REGULATIONS

(this message or box will not be printed)

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
ORLANDO, FL  
PERMIT NO. 1792

Orange County Government  
**Neighborhood  
Services  
Division**  
"Engaging and Strengthening Neighborhoods"  
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Orlando, FL 32801-1393