

**VACATION RENTAL  
PROPERTY OWNER  
Affidavit of Compliance**

Before me, the undersigned authority personally appeared \_\_\_\_\_ who, after being duly sworn, says he/she personally knows the facts stated herein.

- A. As of the date this affidavit is signed, I am the known owner of the residence located at \_\_\_\_\_, Weston, Florida (the "Property")
- B. On \_\_\_\_\_ I submitted an application to the City of Weston for the registration of a residence as a vacation rental.
- C. I hereby certify that I have read and understood all of the questions in this application and that all of the foregoing information submitted in this application and supporting documents are true and correct to the best of my knowledge.
- D. I hereby certify that I consent to an inspection by the City Fire Rescue Department verifying compliance with all applicable rules and regulations.
- E. I hereby certify that I have read and understood the Vacation Rental Compliance Requirements and Standards set forth in this Application and in the Weston Code of Ordinances and I will continue to operate within those guidelines.
- F. I hereby certify that the Vacation Rental is in compliance with the provision of Chapter 81, of the City of Weston Code of Ordinances and other applicable local, state, and federal laws, regulation, and standards to include, but not be limited to Chapter 509, Florida Statutes, and Rules, Chapter 61C and 69A, Florida Administrative Code, and will continue to operate within those guidelines including but not limited to the following

**STANDARDS AND REQUIREMENTS FOR VACATION RENTALS**

- 1. **Swimming pool, spa and hot tub safety.** A swimming pool, spa or hot tub shall comply with the current standards of 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 Vacation Rental unit, then an interconnected, hard-wired smoke alarm and carbon monoxide (CO) alarm system shall be required to be installed and maintained on a continuing basis consistent with the requirements of Section R314, Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code – Residential.
- 3. **Fire extinguisher.** A portable, multi-purpose dry chemical fire extinguisher approved by the City Fire Rescue Department 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 locations.

4. **Evacuation map.** There shall be posted, next to the interior door of each bedroom or sleeping room a legible copy of the building evacuation map that is a minimum of 8 and ½ inches by 11 inches in size.
5. **Maximum Occupancy.** The Maximum Occupancy of the Vacation Rental shall not exceed any of the following standards:
  - a. two Persons per bedroom; and
  - b. three Transient Occupants per one off-street parking space legally available to the property, the exact number of which is determined by the requirement of Section 124.54 of the City Land Development Regulations of the City Code; and
  - c. no more than one Family as defined in Section 1.01 of the Code may occupy any Vacation Rental Dwelling Unit.
6. **Guest hours.** Any Person present on the property after 10:00 p.m. on a Sunday – Thursday night or after 11:00 p.m. Friday or Saturday night shall be considered an overnight Vacation Rental occupant for purposes of calculating Maximum Occupancy.
7. **Solid waste handling and containment.** City solid waste containers shall be provided for the Maximum Occupancy permitted by this Chapter, as required by the City Code. Required screening and storage requirements for solid waste containers shall apply and shall be incorporated into the Certificate of Use. For purposes of this section, a solid waste container shall not be placed for curbside pickup more than 24 hours before pickup and all receptacles must be removed from the curbside within 24 hours after pickup.
8. **Minimum Vacation Rental lessee information.** The following information shall be posted conspicuously within the establishment and shall be provided to each Vacation Rental lessee as part of their lease:
  - a. The Maximum Occupancy permitted under the Certificate of Use;
  - b. A statement advising the Occupants that it is unlawful to allow or make any Loud And Raucous Noise as regulated in Section 52.50 or any Prohibited Noise as regulated in Section 52.52 of the City Code and such violation is subject to City code enforcement, including but not limited to fines up to \$500 per violation;
  - c. A sketch of the location of the off-street parking spaces available to the property;
  - d. The days and times of trash pickup and the solid waste handling and containment requirements of the City Code and this Chapter;
  - e. A delineation of those portions of the property where the Owner will be residing, if remaining on the property;
  - f. A list of uses prohibited on the property which shall include use of the property as a party, event or entertainment venue;
  - g. The location of the nearest hospital; and
  - h. The local non-emergency police phone number.

9. **Use.** The following limitations apply to the use of the property:
- a. No sound amplification system and no televisions shall be used outside of any roofed portion of the primary structure on the property;
  - b. Noise from any amplified sound system or televisions shall not be audible after 10:00 p.m. on a Sunday-Thursday night or after 11:00 p.m. on a Friday or Saturday night when measured at any property line of the Vacation Rental;
  - c. No more than 3 unregistered guests may be present on the property at any given time and no unregistered guests may remain on the property after 10:00 p.m. Sunday-Thursday night or after 11:00 p.m. on Friday or Saturday night.
  - d. The Vacation Rental may not be used or advertised for any commercial or non-residential use, including use of the property as a party, event or entertainment venue.
10. **Advertising.** Any advertising of the Vacation Rental by the Owner or any service shall conform to information included in the Vacation Rental Certificate of Use and the property's approval, and shall include at a minimum, identification of the Maximum Occupancy permitted on the property. The Owner or Vacation Rental Agent shall ensure that the name and contact information for any listing services on or through which the Vacation Rental is to be offered for rent which was provided in the application is updated with the City to reflect any changes and maintain with the City at all times a list of current listing services.
11. **Posting of Certificate of Use.** The Certificate of Use shall be posted on the back of or next to the main entrance door and shall include at a minimum the name, address and phone number of the Vacation Rental Agent and the Maximum Occupancy of the Vacation Rental.
12. **Other standards.** The Occupants shall be advised that all standards contained within the City Code (including, but not limited to, noise, parking, and property maintenance) are applicable to the Vacation Rental and may be enforced against the Occupant, Vacation Rental Agent and Owner.
13. **Sale or transfer of dwelling unit used for vacation rentals. A vacation rental registration and Certificate of Use are not transferrable to a new property owner or to another property.**
14. **Annual renewals. A Vacation Rental Registration and Certificate of Use MUST BE RENEWED ANNUALLY PRIOR TO SEPTEMBER 30 OF EACH YEAR.**
15. **Suspension and Revocation.** In addition to, or an alternate to, any other penalties under law, the Vacation Rental registration and Certificate of Use issued by the City of Weston may be denied, revoked, or suspended by the City Manager upon the

adjudication of a violation of the Vacation Rental regulations, any City Ordinance, or state law **by the Vacation Rental Agent, Owner, Transient Occupant or guest** attributable to the property for which the Vacation Rental registration and Certificate of Use is issued.

By signing this affidavit, I testify I have read this document and agree to comply with the requirements herein in addition to all requirements of the City Code, applicable ordinances, state and federal law. I hereby acknowledge that the granting of the applied for Certificate of Use shall in no way permit any activity contrary to the City of Weston Code, any state or federal law or any activity that would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of this residence as a vacation rental is based on my representations to city staff, and does not in any way constitute an evaluation or determination of legal or Legal Non-conforming status of any improvements on this site. I further acknowledge that it is my responsibility, as property owner, to ensure that the conduct of this vacation rental is not contrary to any ordinance, code or restriction which may govern the property on which the vacation rental will be conducted, which property address is referenced above. I acknowledge that any misrepresentation made by me in applying for this certificate may render the certificate invalid.

\_\_\_\_\_  
Property Owner (Print Name)

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

STATE OF FLORIDA        )  
  )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ for \_\_\_\_\_.

Personally known to me \_\_\_\_\_ or has produced Identification \_\_\_\_\_, type of identification produced \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_