



FLORIDA LEAGUE OF CITIES

The Honorable Nick DiCeglie
The Florida Senate
308 Senate Office Building
404 South Monroe Street
Tallahassee, Florida 32399-1100

December 11, 2023

Via Email Delivery

Re: **SB 280 Vacation Rentals** - 12.13.23 agenda, Regulated Industries Committee

Dear Senator DiCeglie:

Thank you for meeting with the Florida League of Cities (the League) about SB 280 relating to Vacation Rentals. Although we appreciate your efforts to enhance state oversight of vacation rentals, specifically the creation of a vacation rental information system, **the League must oppose SB 280**.

Despite the positive aspects, the bill contains several new preemptions. Local governments have limited tools for addressing vacation rental problems due to existing state preemptions. SB 280 further eliminates flexibility for local governments to address emerging problems that arise within a growing industry. We find these additional preemptions excessive and unnecessary.

Last year, the League negotiated in good faith and supported SB 170. The bill was sold as the “preemption to end all preemptions.” SB 170 requires local governments to prepare a business impact estimate before adopting ordinances that impact businesses – *including vacation rental ordinances*. In addition, SB 170 allows a business to sue a local government – and recover attorney fees – if the business establishes that a local government ordinance is arbitrary and unreasonable.

The League believes, and current litigation confirms, that rights for those challenging local ordinances remain unimpeded. As such, the League requests that the Legislature stand by the procedures and remedies in SB 170 and remove the preemptions listed in SB 280, lines 458 – 640.

We look forward to continuing our conversation on these issues.

Sincerely,

Samuel Wagoner
Legislative Advocate
Florida League of Cities, Inc.

cc: Chair Gruters and Members of the Senate Regulated Industries Committee

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