

Sec. 34-2393. - Code of conduct for short-term rentals.

- (a) The town hereby establishes a code of conduct that applies to operators and guests of all short-term rental units, including those on the registry of pre-existing weekly rentals and also those rentals between one week and one month that are permitted by right in accordance with Table 34-2. The code of conduct is as follows:
- (1) *Maximum occupancy:* Occupancy of each short-term rental unit must be consistent with the definition of "family" that is found in § 34-2 of this code, which defines a family as one or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided that a group of five or more adults who are not related by blood, marriage, or adoption shall not be deemed to constitute a family.
  - (2) *Refuse collection:* Refuse containers shall not be moved to the street more than 24 hours prior to scheduled curbside collections nor remain there more than 24 hours after scheduled collections, as required by § 6-11 of the Fort Myers Beach land development code. In addition, if a property owner or property manager is unable to comply with this requirement around the weekly pick-up day, arrangements for additional refuse collection must be secured by the operator.
  - (3) *Quiet hours:* Between the hours of 10:00 p.m. and 7:00 a.m., all guests shall observe quiet hours. This means all outdoor activity, including swimming, shall be kept to a reasonable noise level that is non-intrusive and respectful of neighbors. Town of Fort Myers Beach Ordinance No. 96-24 sets limits on noise levels during quiet hours and these levels must be obeyed by all guests.
  - (4) *Mandatory evacuations:* All guests staying in short-term rental units must comply with mandatory evacuations due to hurricanes and tropical storms, as required by state and local laws.
- (b) Operators are required to provide guests with the town's code of conduct for short-term rentals.
- (1) The town shall provide operators with a printed version of the code of conduct and a standardized agreement for compliance.
  - (2) The operator shall provide guests of short-term rental units with the code of conduct and obtain the signature of guests on the agreement indicating that they are aware of and intend to comply with the code of conduct.
  - (3) The code of conduct shall also be posted at the primary entrance/exit to each short-term rental unit.
- (c) Operators must provide the town with a current local telephone number of a contact for each short-term rental unit. This telephone number must be answered 24 hours a day to respond to complaints. These telephone numbers are public records and will be available at town hall during regular business hours.