

VACATION RENTAL LICENSE REGULATIONS

§119.01 PURPOSE.

The purpose of this chapter is to promote public health, safety, welfare and convenience through regulations and standards for short-term vacation rental properties by providing for:

- (A) A vacation rental license;
- (B) Safety and operational requirements;
- (C) Parking standards;
- (D) Solid waste handling and containment;
- (E) Licensure requiring posting of vacation rental information;
- (F) Administration, penalties and enforcement.

§119.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CITY. The City of Hollywood, Florida, as geographically described in the City Charter.

HABITABLE ROOM. A room or enclosed floor space used or intended to be used for living or sleeping purposes, excluding kitchens, bathrooms, shower rooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets and storage space.

LIFE SAFETY VIOLATION. A violation of any code intended primarily to prevent the loss of life, injury and property damage.

OCCUPANT. Any person who occupies, either during the day or overnight, a vacation rental.

TRANSIENT PUBLIC LODGING ESTABLISHMENT. Any unit, group of units, dwelling, building or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

VACATION RENTAL. Any dwelling unit designed to be occupied as the residence or living quarters of not more than one family, that is a transient public lodging establishment, but that is not a timeshare project.

VACATION RENTAL REPRESENTATIVE. A vacation rental property owner, or his or her authorized designee, as identified in the application for a city vacation rental license.

VACATION RENTAL LICENSE

§ 119.10 LICENSE REQUIRED.

(A) Except as provided in the following paragraph, a property owner operating a Vacation Rental shall obtain a Vacation Rental license prior to advertising a property available for short term rental. This requirement includes properties which the property owner maintains a permanent residence and offers any portion of the property for transient vacation rental. A separate Vacation Rental license shall be required for each Vacation Rental.

A property owner operating a Vacation Rental on January 20, 2021 who, prior to January 20, 2021,

was not required to obtain a Vacation Rental license shall obtain a license not later than April 1, 2021. If the City is unable to schedule the required inspection on or before April 1, 2021, the City shall extend this deadline to enable the property owner, acting in good faith and in compliance with all applicable laws, to operate continuously from January 20, 2021 to the date a Vacation Rental license is issued. The grace period plus any City-granted extensions shall be available only during the initial application process after January 20, 2021. No other grace periods or extensions shall be allowed or granted.

(B) The advertising or advertisement for the rental of a dwelling unit for periods of less than thirty (30) days or one (1) calendar month and more than three (3) times a year is direct evidence of operating a property for rent as a Vacation Rental in violation of Subsection 119.10 (A).

§ 119.11 APPLICATION FOR VACATION RENTAL LICENSE.

(A) A property owner seeking initial issuance of a vacation rental license, or the renewal or modification of a vacation rental license, shall submit to the city a completed vacation rental license application, in a form promulgated by the city, together with an application fee in an amount set by resolution of the City Commission.

(B) A complete application for the initial issuance of a Vacation Rental license, or for its renewal or modification, shall demonstrate compliance with the standards and requirements set forth in this chapter through the following submittals:

(1) A completed vacation rental license application form, which must identify; the property owner, the address of the vacation rental, the vacation rental representative, and the phone number of the vacation rental representative.

(2) Payment of applicable fees.

(3) A copy of the vacation rental's current and active license as a transient public lodging establishment with the Florida Department of Business and Professional Regulation.

(4) A copy of the Vacation Rental's current and active certificate of registration with the Florida Department of Revenue for the purposes of collecting and remitting sales surtaxes, transient rental taxes, and any other taxes required by law to be remitted to the Florida Department of Revenue, if applicable.

(5) Evidence of the Vacation Rental's current and active account with the Broward County Tax Collector for the purposes of collecting and remitting tourist development taxes and any other taxes required by law to be remitted to the Broward County Tax Collector.

(6) A copy of the current City of Hollywood and Broward County local business tax receipts.

(7) *Interior building sketch by floor.* A building sketch (may be hand drawn) by floor shall be provided, showing a floor layout and demonstrating compliance with the standards and requirements set forth in this chapter. The sketch provided shall be drawn to scale, and shall show and identify all bedrooms, other rooms, bathrooms, exits, hallways, stairways, smoke and carbon monoxide detectors, fire extinguishers and exit signage/lighting.

(8) *Exterior site sketch.* A sketch showing and identifying all structures, pools, spas, hot tubs, fencing and other uses, including the number and the location of all on-site parking spaces for the vacation rental.

(9) Acknowledgement that each guest room shall be equipped with an approved listed single-station smoke detector meeting the minimum requirements of the NFPA.

(10) A section indicating the maximum number of occupants the Vacation Rental will have both overnight and at all times other than overnight.

(11) Whether the vacation rental property is within 1,000 feet of any school, designated public

school bus stop, day care center, park, playground, or other private or public recreational facility where children regularly congregate.

(12) Acknowledgment that (i) the Vacation Rental shall be equipped with a noise level detection device alerting the property owner/representative and tenants to noise emanating from the Vacation Rental, and (ii) all data produced by this device will be retained for a period of 180 days and made available to the City upon request.

(13) Representation that the property is in compliance with all applicable codes. A vacation rental license shall not be issued on a property with open violations.

(14) Acknowledgment that each lease of the property as a Vacation Rental shall identify all occupants by name and shall include a copy of Chapter 119 of the Code of Ordinances as an attachment.

(15) A certificate of insurance evidencing insurance coverage to cover liability for injury or harm to occupants and other invitees, and acknowledgment that (i) such liability coverage will be in effect at all times while the property is being used as a Vacation Rental, as evidenced by replacement certificates of insurance to be provided to the City as necessary, and (ii) a standard homeowner's or renter's insurance policy may not necessarily provide such liability coverage while the property is used as a Vacation Rental.

(C) Incomplete applications will not be accepted, but will be returned, with any fees submitted to the property owner, with a notation of what items are missing.

(D) Vacation rental license applications shall be sworn to under penalty of perjury. Any false statements in an application shall be a basis for the revocation of any license issued pursuant to that application.

§ 119.12 MODIFICATION OF VACATION RENTAL LICENSE.

An application for modification of a vacation rental license shall be required in the event that any of the following changes to the vacation rental are proposed:

- (A) An increase in the gross square footage;
- (B) An increase in the number of bedrooms;
- (C) An increase in the maximum occupancy;
- (D) An increase in the number of parking spaces, or a change in the location of parking spaces;
- (E) An increase in the number of bathrooms;
- (F) Any other material modifications that would increase the intensity of use.

§ 119.13 DURATION OF VACATION RENTAL LICENSE.

The vacation rental license shall expire each September 30, and may be annually renewed thereafter only if the property is in compliance with this chapter and a renewal fee, to be established by resolution of the City Commission, is paid. Renewal will be subject to an annual inspection. If, in connection with the rescheduling of an inspection, the property owner fails to reply to three attempts by the City to contact the property owner, the license for the subject property shall be revoked.

§ 119.14 RENEWAL OF VACATION RENTAL LICENSE.

A property owner may apply for a renewal beginning July 1 prior to the expiration of the annual license. Initial applications and renewals received after July 1 of the fiscal year shall be valid for the term expiring on September 30 of the following year. Each application for renewal received after September 30 shall be assessed a late fee of \$100.00.

§ 119.15 COMPLIANCE INSPECTIONS OF VACATION RENTALS.

(A) Inspection of a Vacation Rental license shall be required prior to issuance of a Vacation Rental license and prior to renewal of a Vacation Rental license to verify compliance with the laws, rules and regulations of any and all regulatory authorities having jurisdiction, and where such laws, rules and regulations are applicable and are known to the Building Official. The inspection shall consist of criteria established by the City Manager or his/her designee. Such criteria shall be established for the primary purpose of protecting the health, safety and welfare of Vacation Rental occupants. If instances of noncompliance with the standards and requirements therein are found, all such instances of noncompliance shall be corrected and the vacation rental shall be re-inspected prior to the issuance of an initial vacation rental license.

(1) An applicant shall sign a sworn statement, included in the Vacation Rental license application under penalty of perjury, that he or she believes the subject property is in compliance with all City code and Broward County and State of Florida building codes.

(2) Once an applicant signs such a sworn statement and all requirements for the issuance of a Vacation Rental license other than the inspection and code compliance requirements have been met, an inspection will be scheduled.

(B) Inspections shall be scheduled upon completion of the application process. The applicant will sign a schedule form with the representative's contact information, acknowledging the scheduled time for inspection.

(1) If an applicant who is entitled to a grace period pursuant to the second paragraph of § 119.10(A) fails to allow the scheduled inspection to proceed, the grace period shall be terminated and a new application shall be required with all associated fees. No credit will be given for previous fees paid.

(2) If an applicant who is entitled to a grace period pursuant to the second paragraph of § 119.10(A) reschedules an inspection, a rescheduling fee in an amount set by resolution of the City Commission will be due, and the grace period shall be tolled until the property passes inspection.

(3) Failure to respond for a scheduled inspection, ignoring calls pertaining to an inspection, and rental of a Vacation Rental without a proper license therefor shall cause the City to seek an inspection warrant. If an inspection warrant is issued, a fee in an amount set by resolution of the City Commission will be assessed for the costs related to the obtaining and execution of the warrant.

(4) If an inspection warrant is issued and entry is still refused, the individual refusing entry may be subject to prosecution for the willful refusal to permit an inspection authorized by an inspection warrant issued pursuant to state law – a misdemeanor of the second degree.

(5) If instances of noncompliance with the applicable standards and requirements are found, all such instances of noncompliance shall be corrected, and the property shall not be rented as a Vacation Rental until it is re-inspected and an initial Vacation Rental license is issued.

(C) Any unpermitted work on property used as a Vacation Rental shall be deemed "unsafe" per the Florida Building Code Broward County Amendments section 116.2.1.3, and the property will be posted "Unsafe."

(D) The inspection shall consist of criteria established by the City Manager or his/her designee. Such criteria shall be established for the primary purpose of protecting the health, safety and welfare of vacation rental occupants. Unpermitted work shall be corrected by obtaining a building permit and all work shall be inspected and pass inspection. As provided in the Florida Building Code, a double permit fee for after-the-fact permitting shall be charged. The property owner may request expedited plan review for an additional fee in an amount set by resolution of the City Commission.

(E) Once a Vacation Rental passes inspection and is issued a license, such Vacation Rental shall be properly maintained in accordance with the standards and requirements set forth in this chapter and all other applicable regulations. In the event a notice of violation is issued, all violations shall be corrected and re-inspected within 30 calendar days after the issuance of the notice of violation, with the exception of life safety violations, which will deem the Vacation Rental unsafe and not lawful for further occupancy until corrected and inspected. Failure to correct such violations within the timeframes provided shall result in the suspension of the Vacation Rental license until such time that the violations are corrected, re-inspected, and found in compliance.

(F) In the event a Vacation Rental property is found guilty or admits guilt, regardless of adjudication, of a violation, citation, or a notice to appear two times in a 12 month period, the Vacation Rental license shall be suspended pending the development by the property owner of a written action plan outlining the specific measures that the owner will take to eliminate the reoccurrence of the violation at the property; provided, however, that if the second finding or admission of guilt is for the same violation, paragraph 119.58(D)(2) shall apply and this subsection shall not apply.

(1) The property owner shall provide the action plan to the City no later than five business days from the date of the second finding or admission of guilt, regardless of adjudication. A fee in an amount set by resolution of the City Commission shall be charged for each action plan submitted to cover review costs.

(2) If the City determines that the action plan is adequate to eliminate the reoccurrence of nuisance activities on the properties, the property owner shall implement the plan within five business days from the date the action plan is deemed adequate.

(3) If the property owner successfully completes the action plan within the time period established by the City and pays all associated fines and costs imposed by the City, the Vacation Rental license will be restored.

(4) If the City determines that the action plan is not adequate to eliminate the reoccurrence of the violations on the property, the City may require the property owner to revise the action plan. The property owner shall submit the revised action plan to the City no later than five days from the date the action plan is determined to be inadequate. The submittal of an inadequate action plan on three consecutive occasions shall result in the revocation of the Vacation Rental license.

§ 119.16 RENTAL AGREEMENT VESTING.

It is recognized that, at the time of passage of this chapter, there are likely existing rental/lease agreements for vacation rentals that may not be in compliance with the regulations herein. Rental agreements that were entered into prior to the date of adoption of this chapter shall be considered vested. No special vesting process or fee shall be required to obtain this vesting benefit.

§ 119.17 LICENSES NON-TRANSFERABLE, NON-ASSIGNABLE.

Vacation Rental licenses are non-transferable and non-assignable. If the ownership of any Vacation Rental is sold or otherwise transferred, any outstanding Vacation Rental license as to that Vacation Rental shall be null and void upon the sale or transfer.

VACATION RENTAL REPRESENTATIVE

§ 119.20 DUTIES OF THE VACATION RENTAL REPRESENTATIVE.

Every vacation rental representative shall:

(A) Be available by landline or mobile telephone answered by the vacation rental representative at the listed phone number, 24-hours a day, seven days a week, to handle any problems arising from the vacation rental; and

- (B) Be willing and able to be physically present at the vacation rental within 60 minutes following notification from a vacation rental occupant, law enforcement officer, code compliance officer, emergency personnel, or the city for issues related to the vacation rental, and shall actually be physically present at that location in that time frame when requested. The rental agreement, including the date booked and check in and check out schedule, for a current guest shall be made available immediately upon arrival to the City personnel requesting a response. Any violations resulting in fines issued to a tenant where the property owner was advised shall also be the property owner's responsibility, thereby enabling the property owner to recover the fines via a security deposit; and
- (C) Conduct an on-site inspection of the vacation rental at the end of each rental period to assure continued compliance with the requirements of this chapter.
- (D) Maintain for three years a log of all guests of the vacation rental to be available for inspection upon request. Any omission of rentals shall be grounds for revocation of the Vacation Rental license.

STANDARDS AND REQUIREMENTS FOR VACATION RENTALS

§ 119.30 GENERAL.

The standards and requirements set forth in this subchapter shall apply to the rental, use, and occupancy of vacation rentals in the city.

§ 119.31 LOCAL PHONE SERVICE REQUIRED.

Local phone service. At least one landline telephone with the ability to call 911 shall be available in the main level common area in the vacation rental.

§ 119.32 PARKING STANDARDS.

Occupants and visitors to the vacation rental shall comply with all relevant parking codes as found in Chapter 72 of the Hollywood Code of Ordinances. In addition, occupants and visitors shall park motor vehicles only on-site where the property is designed to accommodate on-site parking or off-site where parking adjacent to the property is allowed. In accordance with § 72.022 of the Hollywood Code of Ordinances, no occupant or visitor to a Vacation Rental shall park on the swale area or any unpaved right-of-way adjacent to a paved street, which swale area or unpaved right-of-way abuts the property of another single family dwelling, without the consent of a person entitled to the possession and use of the property abutting the swale area or unpaved right-of-way. Notice of the parking locations allowed and other requirements shall be posted inside the Vacation Rental.

§ 119.33 SOLID WASTE HANDLING AND CONTAINMENT.

Requirements for garbage storage and collection shall be as follows:

- (A) Trash storage containers shall be provided and shall be screened with a six-foot fence or landscaping, with an opening for container removal.
- (B) The vacation rental shall contract with the waste management provider for side-door pick-up service.
- (C) Properties with alley garbage collection are exempt from divisions (A) and (B).
- (D) Notice of the location of the trash storage containers and rules for collection shall be posted inside the vacation rental.
- (E) In addition to the trash storage container automatically issued by the City, all Vacation Rentals not using dumpsters that have a maximum occupancy of more than eight shall have at least one additional trash storage container if available from the City, whether there is a charge for such additional trash storage container or not.

§ 119.34 MAXIMUM OCCUPANCY.

Requirements for space shall be as follows:

- (A) Each vacation rental shall have a minimum gross floor area of not less than 150 square feet for the first occupant, and not less than 100 square feet for each additional occupant.
- (B) Every room in a vacation rental used for sleeping purposes ("bedroom") shall:
 - (1) Have a gross floor area of not less than 70 square feet; and when occupied by more than one occupant, shall have a gross floor area of not less than 50 square feet for each occupant. The maximum number of occupants for each bedroom shall be two.
 - (2) Have a closet, but closet space will not be considered as space meeting the requirements established in paragraph (1) above.
 - (3) Have a minimum width of eight feet.
- (C) Gross area shall be calculated on the basis of total room area, and those exclusions appearing in the definition of "habitable room" shall not be considered in calculation of such floor areas.
- (D) Every habitable room in a vacation rental shall have a ceiling height of not less than seven feet for at least half the floor area of the room. Any portion of a habitable room having a ceiling height of five feet or less shall not be included in calculating the total floor area of that room.
- (E) At all times other than overnight, the maximum occupancy of a Vacation Rental shall not exceed one and one-half (1.5) times the maximum overnight occupancy. Up to four persons under four years of age are exempt from and shall not count towards the occupancy limits set in this § 119.34.

119.35 POSTING OF VACATION RENTAL INFORMATION.

(A) In each Vacation Rental, located on the back or next to the main entrance door, there shall be posted as a single page the following information:

- (1) The name, address and phone number of the vacation rental representative;
- (2) The maximum occupancy of the Vacation Rental; based on (i) a minimum of 70 square feet per bedroom for one occupant, (ii) when there is more than one occupant per bedroom, a minimum of 50 square feet for each occupant, (iii) an absolute maximum of two occupants per bedroom, (iv) at all times other than overnight, a maximum occupancy of one and one-half times the maximum overnight occupancy, and (v) exempting up to four persons under four years of age;
- (3) A statement advising the occupant that the volume of noise generated at the Vacation Rental is limited by the City Noise Ordinance. A noise level detection device alerting the property owner/representative and tenant shall be installed in every Vacation Rental;
- (4) A sketch of the location of the off-street parking spaces;
- (5) The location, days and times of trash pickup, and notice that trash receptacles and the areas where trash receptacles are kept must be properly maintained at all times so as to protect the health, safety and welfare of the neighborhood;
- (6) The notice of sea turtle nesting season and sea turtle lighting regulations, if applicable;
- (7) The location of the nearest hospital; and
- (8) The local non-emergency police phone number.
- (9) If applicable, a statement that the vacation rental is located within 1,000 feet of a school, designated public school bus stop, day care center, park, playground, or other private or public recreational facility where children regularly congregate and shall not be rented to nor

occupied by any person who has been convicted of a violation of F.S. §§ 794.011, 800.04, 827.071, or 847.0145, or convicted of a similar felony sexual offense in any other state, Federal Court or military tribunal in the United States, regardless of whether adjudication has been withheld, in which the victim of the offense was less than 16 years of age.

(B) A copy of the building evacuation map, with a minimum size of 8 1/2" x 11", shall be provided to the renter upon start of each vacation rental.

(C) In each vacation rental, located in the backyard and/or pool area, there shall be prominently posted notice that (i) unreasonably loud noise is prohibited, (ii) the City's noise ordinance must be fully complied with, and (iii) the property is monitored by a noise level detection device.

§ 119.36 MINIMUM LIFE SAFETY REQUIREMENTS:

The following standards shall govern the use of any vacation rental required to be registered under Sec. 119.10 of the Code of Ordinances, as a permitted use:

(A) Swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the then current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

(B) Smoke and carbon monoxide (CO) detection and notification system. A smoke and carbon monoxide (CO) detection and notification system within the vacation rental unit shall be interconnected and hard wired and shall receive primary power from the building wiring.

(C) Fire extinguisher. A portable, multipurpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with the then current 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 location.

(D) Compliance with Florida Administrative Code Rule 69A-43.018, "One and Two Family Dwellings, Recreational Vehicles and Mobile Homes Licensed as Public Lodging Establishment."

§ 119.37 ADVERTISING

The vacation rental shall not be advertised for any commercial or non-residential use, except that advertising the use of the premises as a Vacation Rental shall not be prohibited. Any advertising of the vacation rental unit by the owner, representative or any service shall conform to information included in the vacation rental application and shall include at a minimum, identification of the maximum occupancy permitted on the property. The owner or representative 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 to ensure that the City has a current list of all sites on which the vacation rental is listed for rent. Advertisements for the vacation rental must display the Florida Department of Business and Professional Regulation Transient Lodging license number and the City of Hollywood vacation rental license number. Any advertising of a property for purposes of a Vacation Rental shall be deemed sufficient evidence of the use of that property as a Vacation Rental for purposes of enforcing all sections of this chapter. It shall be the property owner's responsibility to cancel any advertisements upon ceasing rentals. Failure to do so is not a defense.

§ 119. 38 COMMERCIAL USE OF PROPERTY PROHIBITED

The vacation rental shall not be used for any commercial or non-residential use, except that the use of the premises as a Vacation Rental shall not be deemed a prohibited commercial use. Specifically, it shall be unlawful to engage in any commercial or non-residential activity, such as, but not limited to, the following:

(A) Use of the premises for the manufacturing, storing, distribution, or repair of any merchandise;

(B) Allowing clients or customers of the tenant on the premises for the purpose of engaging in activities

pursuant to their relationship with the tenant as clients or customers;

- (C) Use of the address of the premises for purposes of advertising the premises for a use other than its intended use as a Vacation Rental;
- (D) Allowing an employee of the tenant on the premises for the purpose of providing services to the tenant pursuant to the employment relationship between the tenant and the employee;
- (E) Posting or displaying a sign on the premises which indicates that the premises are being used for a use other than its intended use as a Vacation Rental; All signs that are allowed shall comply fully with Article 8 of the Zoning and Land Development Regulations of the City.
- (F) Charging an admission fee for access to the Vacation Rental or any portion of the Vacation Rental; and
- (G) Violation of any other code that regulates or prohibits commercial or non-residential uses.

The City shall deem any commercial or non-residential use or advertising for any commercial or non-residential use as a serious offense and shall seek the maximum penalties allowed by law.

§ 119.39 SEXUAL OFFENDERS AND PREDATORS PROHIBITED

Vacation rental properties within 1,000 feet of any school, designated public school bus stop, day care center, park, playground, or other private or public recreational facility where children regularly congregate shall not be rented to nor occupied by any person who has been convicted of a violation of F.S. §§ 794.011, 800.04, 827.071, or 847.0145, or convicted of a similar felony sexual offense in any other state, Federal Court or military tribunal in the United States, regardless of whether adjudication has been withheld, in which the victim of the offense was less than 16 years of age. The property owner or designated representative shall determine, prior to submission of an application for a vacation rental license, whether the vacation rental property is located in an area in which it is unlawful for sexual offenders or sexual predators to establish residence.

ADMINISTRATION, PENALTIES, AND ENFORCEMENT

§ 119.55 ADMINISTRATION OF VACATION RENTAL LICENSE PROGRAM.

The ultimate responsibility for the administration of this chapter is vested in the City Manager, or his or her authorized designee, who is responsible for granting, denying, revoking, renewing, suspending and canceling vacation rental licenses for proposed and existing vacation rentals as set forth in this chapter.

§ 119.56 APPEALS.

Any decision of the City Manager, or his or her authorized designee, appealed by the property owner shall be heard by the special magistrate. All associated fines and costs imposed shall be paid by the property owner. The special magistrate shall have full authority to enforce this chapter.

§ 119.57 NOTICE.

Any notice required under this chapter shall be accomplished by sending a written notification by U.S. Mail, postage paid, to the mailing address of the vacation rental representative set forth on documents filed with the city under this chapter, which shall be considered for all purposes as the correct address for service, or by personal service or delivery to the vacation rental representative.

§ 119.58 PENALTIES AND ENFORCEMENT.

- (A) *By citation.* Any violation of this chapter may be punished by citation, as specifically described in

Chapter 36 of the Hollywood Code of Ordinances, including but not limited to, the requirements of a reasonable warning prior to issuance of a citation; provided, however, the violation shall be subject to a fine in the amount of \$250, for the first offense, \$500 for the second and subsequent offenses, plus a suspension of the vacation rental license, as provided hereinafter, for the third offense. Citations, as well as all other means of enforcement of this chapter, may be issued to the property owner, the Vacation Rental representative, the tenant, or any combination of the three. In that regard, whenever two persons commit a violation, each violator shall be jointly and severally liable for any fine assessed. This applies to situations where a property owner, Vacation Rental representative or tenant, or any combination of the three, are together responsible for a violation of this chapter.

(B) *Other enforcement methods and penalties.* Notwithstanding anything otherwise provided herein, violations of this chapter shall also be subject to all the enforcement methods and penalties that may be imposed for the violation of ordinances of the city as provided in § 10.99 of the Hollywood Code of Ordinances. Nothing contained herein shall prevent the city from seeking all other available remedies that may include, but not be limited to, injunctive relief, abatement of public nuisance, liens, fines, imprisonment, and other penalties as provided by law.

(C) *Suspension of license.* In addition to any fines and any other remedies described herein or provided for by law, the City Manager shall suspend a Vacation Rental license upon a third finding or admission of guilt, regardless of adjudication, of any violation of this chapter in any continuous 12-month period. The suspension of a Vacation Rental license shall be for a period not to exceed one year, and shall begin following notice, commencing either at the end of the current vacation rental lease period, or after 30 calendar days, whichever is less. A dwelling unit may not be used as a vacation rental during any period of suspension of a vacation rental license.

If any finding or admission of guilt, regardless of adjudication, is for operating a Vacation Rental without a Vacation Rental license, each day shall be considered a separate violation and the amount of the fine for each day shall not exceed the greater of \$1,000.00 per day and the maximum amount allowed by law. If a second finding or admission of guilt is for operating without a license, the City Manager shall refuse to issue a Vacation Rental license for a period of one year from the date of the second finding or admission of guilt.

(D) *Revocation of license.*

(1) The City Manager may refuse to issue or renew a license or may revoke a vacation rental license issued under this chapter, if the property owner has willfully withheld or falsified any information required for a vacation rental license.

(2) A Vacation Rental license issued under this chapter shall be revoked upon the second finding or admission of guilt, regardless of adjudication, of the same violation which occurred on the Vacation Rental property, within any continuous 12-month period.

(3) The property owner shall not be entitled to any refund of the annual fee paid for a license for any portion of the unexpired term of a license because of revocation or suspension of the vacation rental license.

(E) For all purposes under this chapter, service of notice on the vacation rental representative shall be deemed service of notice on the property owner and occupant.

(F) No occupant shall occupy a vacation rental, and no advertisement for the vacation rental shall occur during any period of suspension or revocation of a vacation rental's vacation rental license. Any use or advertising of the property as a Vacation Rental during suspension or revocation shall be subject to the maximum penalties allowed by law for each day the property is so used or advertised.