

Town of Surfside

Short-Term Rental Rules, Regulations and Recommendations

Sanitation

- Halls, entrances, hall/stair runners and stairways shall be clean, ventilated, and well lighted day and night.
- Kitchen appliances and refrigeration equipment shall be kept clean, free from odors and in good repair.
- If dishes and glassware are provided, they must be sanitized between guests. Proper ware washing requires a three-component sink or commercial dish machine, OR the property owner/rental agent must post a notice in the kitchen that informs guests that the dishes and glassware have not been sanitized according to the public food service establishment standards.
- Toxic items must be properly stored and labeled.
- Potable water shall be supplied and adequate sanitary facilities (showers, hand wash sinks and toilets) must be connected to approved plumbing.
- Water from non-public systems (wells) shall be sampled and tested at least annually and as required by state water quality regulations. The most recent water sample report for the non-public water system shall be available upon request.
- The kitchen sink is required to have hot and cold running water under pressure.
- Ice making machines must use water from an approved source and shall be constructed, located, installed, operated and maintained to prevent contamination of the ice.
- Dwelling units must be kept free from vermin and insects.
- If provided, bedding and linens, sheets, pillowcases and all bedding items (mattresses, comforters and pillows) must be kept clean and in good condition.
- Soap must be available either individually wrapped or from a dispenser.
- Ice buckets shall be cleaned and sanitized between each guest or be provided with a sanitary single-service food-grade liner that is changed daily.

Safety

- A Type 2ABC Classification fire extinguisher, minimum five pound size, that has been inspected and tagged by a state licensed fire extinguisher inspection company, shall be placed in the kitchen. The fire extinguisher must be properly charged and accessible.
- Smoke detectors are required inside of each bedroom and in hallway leading to bedrooms. Specialized smoke alarms for the hearing impaired shall be available upon request without charge.

Safety (Continued)

- All bedrooms shall have emergency escape windows, and burglar bars are not permitted on bedroom windows.
- Electrical wiring must be in good repair.
- Heating and ventilation must be kept in good repair or installed to maintain a minimum of 68 degrees Fahrenheit throughout the dwelling.
- Railings shall be installed on all stairways and around all porches and steps.
- High hazard areas, such as laundry rooms and boiler rooms, shall be kept clean and free from debris and flammables.
- At least one (1) approved locking device is required that cannot be opened by a non-master guest room key on all outside and connecting doors.
- No double deadbolts can be used on entry and exit doors, and entry and exit doors must have a door knob.
- All dwellings must meet all local fire authority standards.

General Standards

- Dwelling units may not permit overcrowding by occupants, and no rooms other than a habitable room shall be used for living, eating, sleeping or cooking.
- For condominium building with interior hallways, an escape route diagram showing the location of stairwells shall be posted on or near the main exit door of the dwelling.
- If provided, baby cribs must meet safety standards established by the Consumer Products Safety Commission.