

## Hotels, Motel, Apartments and other lodging

A public lodging establishment is any unit, group of units, dwelling; building or group of buildings within a single complex of buildings which is rented to guests or advertised as rented to guests as a transient or non-transient establishment.

A transient establishment is a public lodging establishment rented for less than 30 days or one month for transient occupancy with the intent that the guest's stay will be temporary.

Examples of transient public lodging are hotels, motels, bed and breakfast inns, rooming houses, vacation condominium, vacation houses, and apartments.

A non-transient establishment is a public lodging establishment rented for at least 30 days or one month for non-transient occupancy with the intent that the residence will be the guest's sole residence.

Examples of non-transient public lodging establishments are apartments or townhouses with more than four units.

These items are offered as examples of lodging that need a DBPR license and lodging that does not need a DBPR License. *The list is not all inclusive.*

If you have specific questions, please contact the department at 850.487.1395 or review the rules for the business type at [www.myfloridalicense.com](http://www.myfloridalicense.com). You should also check with your county or city to learn whether a local business tax receipt is required. Please visit our Unlicensed Activity page to learn more about how you can help us combat Unlicensed Activity.

Need a DBPR License	Does not need a DBPR License
Hotel, motel, inn, bed and breakfast, or resort	College dormitory, mobile home park, trailer park RV park or health care facility
Apartment buildings with 5 or more apartments advertised or rented for non-transient occupancy	Apartment building with 4 or fewer apartments advertised or rented non-transient occupancy
Single apartment, townhouse, or apartment buildings advertised or rented for transient occupancy	Subleasing your apartment or renting a room in your house for non-transient occupancy
Group of single-family homes, duplexes, triplexes, or quadruplexes with 5 or more rental units on property owned or operated by a single entity and advertised or rented for non-transient occupancy	Detention facility or court ordered recovery facility or half-way house
Single family house, condominium or timeshare advertised or rented for transient occupancy	Single family house or single condominium in a building rented for non-transient occupancy or under a rent to own contract
Condominium or timeshare building with 5 or more units owned or operated by a single entity and advertised or rented for non-transient occupancy	Condominium rented as transient housing by a Condominium Association as defined in Chapter 718.103.F.S. if the Condominium Association does not own the unit
Duplet, triplex or quadruplex advertised or rented for transient occupancy	Providing no-cost shelter for homeless persons
Group of 5 or more attached townhouses owned or operated by a single entity and advertised or Rented for non-transient occupancy	Migrant labor camps or migrant housing permitted by the Department of Health
	Boat of any kind providing lodging accommodations
	Any establishment operated by a Public Housing Authority regulated under Chapter 42t, F5.
	Any lodging establishment on a military base
	Housing managed by a non-profit organization for use by patients and patients' families and caregivers only.