

Panama City Beach Ordinance 1632 Occupancy

The Panama City Beach City Council passed Ordinance 1632 concerning the registration, reporting and inspection requirements for vacation rentals operating in the City. In many cases, the ordinance simply solidifies the rules and regulations under which short-term rentals were already operating. The ordinance goes into effect on February 1, 2024. Pre-registration for life safety inspections opens Nov. 1. To preregister, email fireinspections@pcbfl.gov.

Ordinance 1632 allows for occupancy of one person per 150 sq. ft. of habitable space. Balconies, porches, patios, and garages are not counted as habitable space. The calculation is not based on the number of bedrooms, only the square footage. Currently, the occupancy load under State Statutes is one person per 200 sq. ft. for condos. The higher occupancy rate can only be granted after the unit has passed a life safety inspection and a finding that there are no fire code violations within the unit. Until that occurs, maximum occupancy remains at one person per 200 sq. ft.

The council also set penalties for violations.

- First offense -- \$500
- Second offense -- \$1,000
- Third and subsequent violations within a 12-month period - \$1,000 and the revocation of the vacation rental certificate for one year. This applies to individual units, not a management company as a whole.

All rented units must be issued a Vacation Rental Certificate. To obtain a certificate, the following will be required:

- Proof of DBPR license
- Proof of registration with the TDC
- Have a valid PCB BTR (Business Tax Receipt) number
- Have a pool inspection (if applicable)
- Have signage visible from the exterior of the house or unit which details an emergency contact telephone list and the Vacation Rental Certificate Number received after inspection is passed.
- Full life safety inspection

Read the full ordinance [here](#).