

Please refer to the following codes regarding Short Term Rental Activity in the City of Naples

[Section 58-3\(1\)](#) of the City of Naples Code of Ordinances requires that all properties be used or occupied according to all zoning regulations.

(1) Conformity with zoning regulations. No building, structure, land or water shall hereafter be used or occupied, and no building or structure, or part thereof, shall be hereafter erected, constructed, reconstructed, moved or structurally altered, unless in conformity with all applicable zoning regulations.

[Section 44-8](#) defines the property use, transient lodging facility.

Transient lodging facility means a hotel, motel, motor lodge, tourist court, or similar building or group of buildings in which sleeping accommodations and sanitary facilities are offered to the public and intended for rental to transients with daily, weekly, or seasonal charge. A transient lodging facility includes a unit, group of units, dwelling, building, or group of buildings, within a single complex of buildings rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less; or which is advertised or held out to the public as a place regularly rented to guests for periods of less than 30 days or one calendar month, whichever is less. It does not include condominium common elements. A transient lodging facility is distinguished from multifamily dwellings (such as apartments) where rentals are for periods of a month or longer and occupancy is by residents rather than transients.

A property operating with those conditions is being used as a transient lodging facility, which is NOT a permitted use in most residential zoning districts.

[Chapter 58 Article II](#) lists the City of Naples Zoning Districts with permitted uses.

A transient lodging facility is NOT listed as a permitted or conditional use in the following residential districts.	A transient lodging facility is a CONDITIONAL USE in the following districts with approval from City Council.
RE Rural Estates	R3T-12 Multifamily District
R1-E Residence District	R3T-18 Multifamily District
R1-15A Residence District	D-Downtown
R1-15 Residence District	PD-Planned Development
R1-10 Residence District	C1- Retail Shopping
R1-10A Residence District	C1-A-Commercial Core
R1-7.5 Residence District	C2- General Commercial
R3-6 Residence District	C2-A- Waterfront Commercial
R3-12 Multifamily District	
R3-15 Multifamily District	
R3-18 Multifamily District	

Click [here](#) to view interactive Zoning map.