

Notice To Our Key West Visitors

December 2006

The City of Key West has passed and is enforcing a vacation rental ordinance that makes the renting of private homes, townhomes and condos illegal for under 30 night stays. The Florida Keys (areas outside of Key West) have a 28 night minimum stay requirement. There are a limited number of exceptions to this rule, such as the few homes that were "grandfathered-in", and several condo and townhome developments that have filed a lawsuit with the city, allowing them a limited number of rentals each year with 28 night minimums.

As you can imagine, a large percentage of the inquiries we receive are either for private homes with pools, or are for less than a week stay, which are increasingly difficult to fulfill with the current ordinance. Homes with pools that rent for less than a week are extremely rare.

For those seeking a private home with pool, there are very few homes available to rent for under 30 nights, and they are often quite expensive and booked up. Many people end up choosing a townhome or condo once they weigh the options. We certainly have an impressive selection of these properties for you to choose from, which are as nice as any home, and for a fraction of the price.

For those who wish to stay less than a week, there are very few properties available for less than 7 nights that are not hotels or B&B's. Most have 5 night minimums during high season dates and 3 night minimum stays during off-season dates. You wouldn't be the first to decide to take a weekly rental to get the right place.

In either case, these properties often get reserved up to a year in advance for the most popular dates, so Key West visitors must work quickly and be prepared for "expensive" & "compromise" in our small yet extremely popular market.

Several other areas in the Florida Keys offer private homes with pools and provide excellent vacations for those who would like to explore the entire Florida Keys. A day-trip or two to Key West, so please consider all of the areas of the beautiful

Keys.

Being "flexible" certainly helps. We can help you make sense of your options and guide you to the best vacation for your needs and budget.