



TRANSIENT PUBLIC LODGING ESTABLISHMENTS

BY: FIRE MARSHAL RODNEY KWIATKOWSKI, MS, CFPS, CFO, FM

City of Holmes Beach Stakeholders Meeting
September 10, 2025

MEET YOUR COMMUNITY RISK REDUCTION TEAM



FM Rodney
Kwiatkowski



Lieutenant Inspector
Keith Miller



Lieutenant Inspector
Josh Adkins



Inspector
Lisa Kiernan



Inspector
Nick Riffe



Inspector
Cierra Price



Bureau Admin
Jalex Leissler

OBJECTIVES

-
- By the end of this presentation you will know:
 - What a TPLE is
 - What your responsibilities are pertaining to TPLEs
 - WMFR is here to assist you in every way possible

WHAT IS TPLE?

- Part I of Florida State Statute 509, Public Lodging and Public Food Service Establishments
- 509.013(4)(a)(I) “Transient public lodging establishment” means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings that is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

WHAT IS A “VACATION RENTAL”?

○ Florida Statute 509.242(1)

- **1) A public lodging establishment shall be classified as a hotel, motel, bed and breakfast inn, or *vacation rental* if the establishment satisfies the following criteria:**
 - (c) Any unit or group of units in a condominium or cooperative or any **individually** or collectively **owned single family**, two family, three family, or four family house or dwelling unit that is also a **transient public lodging establishment...**

SIMILAR CONVERSIONS AHJ'S ENFORCE?

- Any facility certified or licensed and regulated by the Agency for Healthcare Administration (AHCA).
 - Nursing homes
 - Daycare Centers
 - **Assisted Living Facilities (ALF)**

WHO LICENSES TPLE'S?

- Department of Business and Professional Regulations (DBPR)
 - Division of Hotels and Restaurants.





Road to compliance begins with
distinguishing prescriptive code



FLORIDA ADMINISTRATIVE CODE 69A

633.206 Uniform firesafety standards.—The Legislature hereby determines that to protect the public health, safety, and welfare it is necessary to provide for firesafety standards governing the construction and utilization of certain buildings and structures. The Legislature further determines that certain buildings or structures, due to their specialized use or to the special characteristics of the person utilizing or occupying these buildings or structures, should be subject to firesafety standards reflecting these special needs as may be appropriate.



2023 Florida Statutes Chapter 633 Fire Prevention & Control

633.208 Minimum firesafety standards.—

(1) The Florida Fire Prevention Code adopted by the State Fire Marshal, which shall operate in conjunction with the Florida Building Code, shall be deemed adopted by each municipality, county, and special district with firesafety responsibilities. The minimum firesafety codes do not apply to buildings and structures subject to the uniform firesafety standards under s. 633.206 and buildings and structures subject to the minimum firesafety standards adopted pursuant to s. 394.879.

FLORIDA STATUTE 633.208 MINIMUM FIRE SAFETY STANDARDS

Florida Fire Prevention Code

Eighth Edition

Jimmy Patronis
Chief Financial Officer
State Fire Marshal



FLORIDA STATUTE 633.208 MINIMUM FIRE SAFETY STANDARDS

FFPC adopted by the State Fire Marshal...shall be deemed adopted by each municipality, county, and special district with fire safety responsibilities.

Each municipality, county, and special district with fire safety responsibilities **shall** enforce the FFPC.

FLORIDA STATUTE 633.206 UNIFORM FIRE SAFETY STANDARDS



FLORIDA
ADMINISTRATIVE
CODE
69A

FLORIDA STATUTE 633.206 UNIFORM FIRE SAFETY STANDARDS

The Legislature hereby determines that to protect the public health, safety, and welfare it is necessary to provide for life safety standards...

The legislature further determines that certain buildings or structures, due to their specialized use or special characteristics...should be subject to fire safety standards reflecting these special needs.

(1)The Department of Financial Services shall establish uniform fire safety standards that apply to:

(b)All new, existing, and proposed hospitals, nursing homes, assisted living facilities ...transient public lodging establishments.

Florida Statute 633.206 Uniform Fire Safety Standards

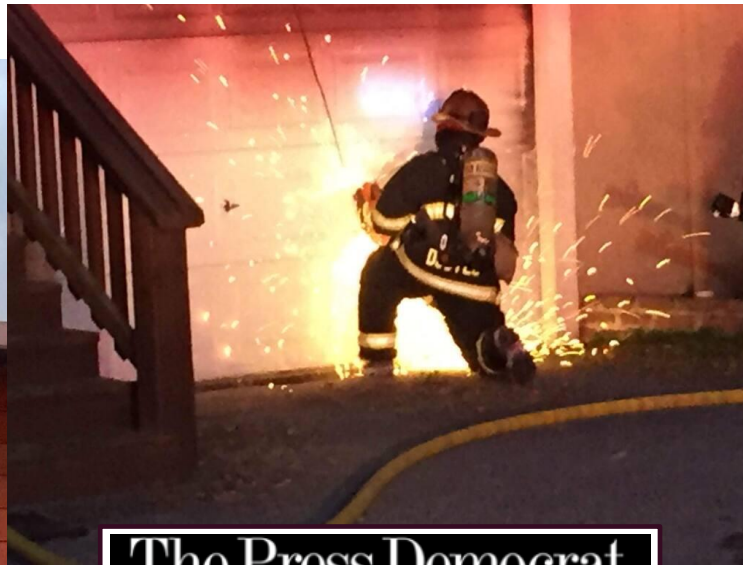
(1)(b) State Legislature mandates Local Fire Jurisdictions protect the health, safety, and welfare of “all new, existing, and proposed... nursing homes, assisted living facilities, adult family-care homes... transient public lodging establishments...”

(2)(b) All such local authorities shall enforce, within their **fire safety jurisdiction**, the uniform fire safety standards for those buildings specified in paragraph (1)(b)

WHAT CODES DO WE USE TO ENFORCE?

- Florida Administrative Code Chapter 69A-43-Uniform Fire Safety Standards for Transient Public Lodging Establishments, Timeshare Plans, And Timeshare Unit Facilities’.
- 69A-43.018 One- and Two-Family Dwellings, ...Licensed as transient public lodging establishments, use Chapter 24 of Florida Fire Prevention Code is prescribed, except as modified by 69A-43.
- For Three-family and four-family dwellings licensed as transient public lodging establishments shall comply with Chapter 28, New Hotels and Dormitories or Chapter 29, Existing Hotels and Dormitories, of FFPC.

Fire damages vacation rental duplex in Guerneville



The Press Democrat

3 DEAD, 3 INJURED IN KILL DEVIL HILLS VACATION RENTAL FIRE (AUGUST '23)



Early morning fire at South Edgewood vacation rental





A fire reported at 1:30 a.m. on Sunday, May 21, almost completely destroyed a three-story vacation rental home in the Diamond A subdivision west of Sonoma. The fire was contained within an hour by [Sonoma Valley Fire & Rescue](#) personnel and other responding departments. The eight vacationers were unharmed but lost their clothes and IDs in the blaze. (Photo by Ted Hassler/SVFR)



- Smoke and flames from the Birds Nest Vacation Apartments are visible March 8 from the rooftop at the Daiquiri Deck on Bridge Street in Bradenton Beach. Islander Photo: Courtesy Brian Schrader

IS THE PROGRAM WORKING?

- 73% Single-family structure fires at TPLE
- 25% as of July of 2025
- 48% reduction in TPLE structure fires.
- The program works!

FIRE SAFETY REQUIREMENTS

OVERVIEW OF 69A-43.018 REQUIREMENTS



Most Common Deficiencies Found in TPLEs

STREET NUMBERS:

- ☐ A street number shall be visible from the street with contrasting colors. NFPA 101 Ch 4.6.1.2

FIRE EXTINGUISHER(S):

- ☐ **MINIMUM** size 2A-10BC or as required by code. 69A-43.018(7)
- ☐ **SHALL** have Current Inspection Certification. 69A-43.018(7)
- ☐ Must be mounted no higher than 5' high and no lower than 4" above floor. NFPA 10 Ch 6.1.3.8.1 , 6.1.3.8.3
- ☐ Shall be in a conspicuous location and unobstructed. NFPA 10 Ch 6.1.3.1
- ☐ Fire extinguishers shall be located so that the maximum travel distances shall not exceed 75 ft. NFPA 10 Ch 6.2.1.2.2

ELECTRICAL:

- ☐ ALL circuits shall be identified, blanks in all unused circuits. NFPA 101. Ch 4.6.1.2
- ☐ Extension cords shall not be used as permanent wiring. NFPA 101 Ch 4.6.1.2

EGRESS:

- ☐ Keep primary and secondary exits clear and unobstructed 69A 43-018(4)(b) , 69a-43.018(4)(c)1

OTHER ITEMS:

- ☐ Transient Public Lodging Establishment License. 69A-43.0001 , 69A-43.003
- ☐ Contact numbers and procedures for reporting an emergency. 69A-43.018(9)
- ☐ Floor Diagram: floor arrangement, primary & secondary exit locations, room identification and posted in a conspicuous location. 69A-43.018(8)

EMERGENCY LIGHTS:

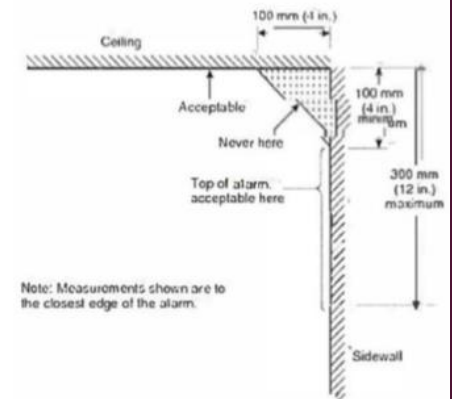
- ☐ Battery powered emergency lighting shall be provided for a period of no less than one (1) hour to illuminate the primary exit. 69A-43.018(6)

**Additional items may be required per Florida Administrative Code 69A-43



SMOKE ALARMS:

- ☐ Working alarms shall be in each bedroom, one in common area of house, and one in hallways outside of bedrooms. NFPA 101 Ch 24.3.4.1
- ☐ CO alarms in dwellings w/ gas appliances and/or attached garages (on every level) NFPA 101. Ch 24.3.4.2.1(1)(2)

















TPLE/Vacation Rentals

FIRE & LIFE SAFETY BUREAU

SHORT TERM VACATION RENTALS

VACATION RENTAL
INSPECTION
SCHEDULING

VACATION RENTAL
FAQS

TEAM LYLAH -
DROWNING
PREVENTION

CHILD SAFETY SEATS

COURSE SIGN UP

EXTINGUISHER
TRAINING

FAQS

CONTRACTORS

FIRE PREVENTION
CODES

EDUCATIONAL FLYERS

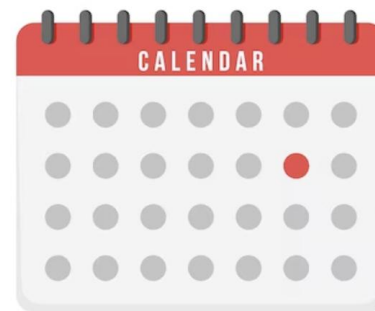
EDUCATIONAL
ACTIVITIES

FIRE WATCH TRAINING

IMPACT FEE & PERMIT

Short Term Vacation Rental Information

- 📎 FAC 6gA Related Conversions Resolution
- 📎 Vacation Rental Slideshow.pptx
- 📎 Vacation Rental Inspection Checklist Final.pdf
- 📎 My Florida License - Guide to Vacation Rentals and Timeshare Projects for FL PLEs



Schedule your vacation rental inspection here:

[READ MORE »](#)

[Click here for the Standards for TPLE/Vacation Rentals](#)

<http://www.wmfr.org/>

Transforming Safety in Vacation Rentals

An Innovative Approach to Transient Public Lodging Establishments

By Rodney C. Kwiatkowski, M.S., CFO, FM, MIFireE, West Manatee Fire Rescue District

Over the past four years, West Manatee Fire Rescue's (WMFR) Fire and Life Safety Division has transformed the way vacation rentals are inspected for fire and life safety. What began as a grassroots initiative to address growing life safety concerns in Transient Public Lodging Establishments (TPLEs) has evolved into a statewide model, drawing attention across Florida and beyond.

At a time when vacation rentals were rapidly expanding along Florida's Gulf Coast, WMFR saw the urgent need to ensure these properties met minimum Florida Administrative Code 69A-43 standards. With limited and discombobulated guidance from state and municipal agencies, WMFR remained resolute and developed a comprehensive TPLE inspection and education program, prioritizing community, compliance, and collaboration over enforcement alone. We have written magazine articles, newspaper columns, and have spoken with every stakeholder group that would listen. We take tremendous pride in working with homeowners and property managers. We are wholeheartedly convinced that profit within the vacation rental market and the safety of its consumers are not mutually exclusive.

Today, WMFR is recognized as a leader in vacation rental safety. As Fire Marshal, I've had the honor

of serving on the National Fire Protection Association's (NFPA) Task Group for Short-Term Rentals and have presented at major fire service conferences, including: NFPA, Florida Fire Marshals and Inspectors Association (FFMIA), Florida Alliance of Vacation Rentals (FAVR), and the Miami-Dade County Training Seminar, among others. Our proactive approach and measurable life safety improvements have inspired other jurisdictions to begin their own TPLE initiatives.

When stakeholders work together, that's a win, and our string of victories would not have been possible without our investment in our people. What began with just two inspectors has grown into a dedicated team of six, including a Bureau Administrator who is also a Florida State-certified Fire Inspector and a Fire and Life Safety Educator. Our commitment to professional development is at the core of our success.

In addition to leading AHJs in transforming safety at vacation rentals, WMFR's team has taken on drowning prevention as a community risk reduction priority. All 4600-plus TPLEs within our fire district are provided with Water Watcher badges. These badges are generously provided to us through our partnership with Johns Hopkins All Children's Hospital. Additionally, we routinely walk the beaches of Anna Maria Island to speak directly with

families and visitors about water safety, handing out "Water Watcher" badges to help prevent distractions near pools, the ocean, and other bodies of water. These small interactions can, and have, made life-saving differences.

West Manatee Fire Rescue's Fire & Life Safety Bureau's motto is "Excellence through Engineering, Education, and Enforcement," but we are fueled by passion, purpose, and a commitment to improvement in perpetuity. Our message to fire service professionals across the state is simple: innovation starts with a willingness to act. If you've identified a gap in safety, fill it. If your community needs leadership, lead. If you're unsure, ask. The fire service throughout the great state of Florida is stronger when we learn from one another, and the work we do today will shape the fire and life safety of tomorrow.

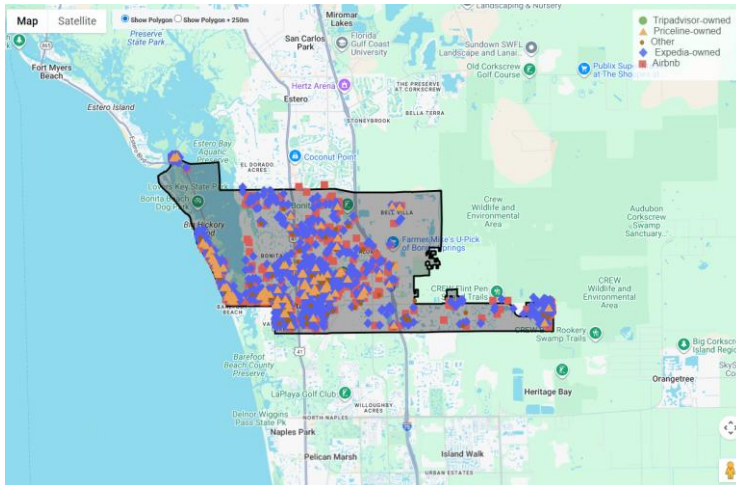


FROM LEFT: Rodney C. Kwiatkowski, M.S., CFO, FM, MIFireE-2; Lawrence H. Thompson, Fire Marshal; and Tracy A. Adams, Fire & Life Safety Educator

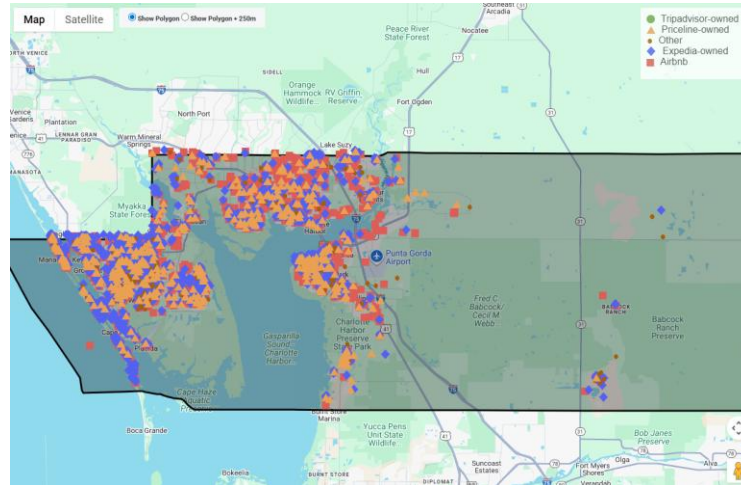


FROM LEFT: Tracy A. Adams, Fire & Life Safety Educator; Tracy A. Adams, Fire & Life Safety Educator; Tracy A. Adams, Fire & Life Safety Educator; and Tracy A. Adams, Fire & Life Safety Educator

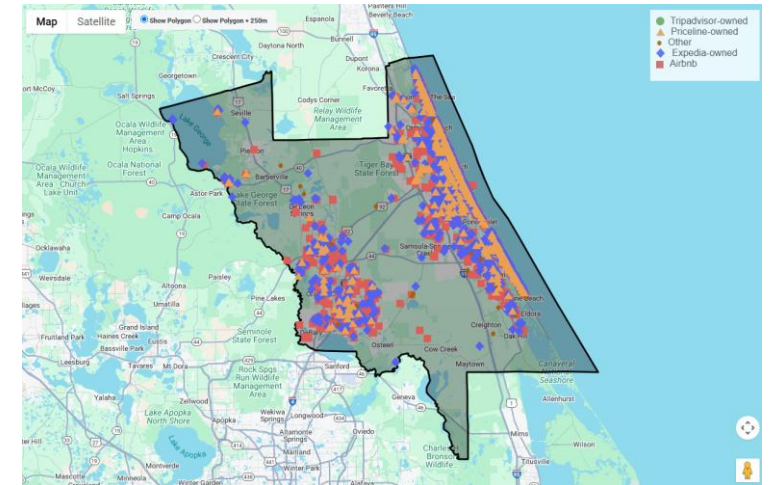
Number of TPLEs



Bonita Springs, FL – 2,329



Charlotte County, FL – 3,970



Volusia County, FL – 11,796



QUESTIONS?