

Frequently Asked Questions – Residential Rental Registration (Effective January 1, 2026)

1. What is changing on January 1, 2026?

All residential rental properties in Cape Coral must register annually, pay an annual fee, and comply with updated enforcement rules adopted by City Council.

2. Who needs to register?

Any property owner renting out a residential property in Cape Coral — including single-family homes, duplexes, condos, and multi-family dwellings — must register each rental property.

3. Do both short-term and long-term rentals need to register?

Yes. Both long-term rentals (leased for more than six months) and short-term rentals (leased for six months or less) must register.

4. What are the annual registration fees?

- Long-term rentals: \$35 per property per year
- Short-term rentals: \$350 per property per year

5. How do I register or renew?

Starting January 2, 2026, visit CapeCoral.gov/RentalRegistration to register or renew online, get complete instructions, and make payments.

6. When is my renewal due?

Renewals are based on the date you first registered — not January 1. You'll receive a reminder notice before your renewal date.

7. What happens if I don't register?

Failing to register will result in a \$50 fine and referral to Code Compliance for enforcement.

8. What if I miss my renewal deadline?

If you don't renew within 30 days of your anniversary date, you'll receive a \$50 fine and be referred to Code Compliance. Additional penalties apply based on rental type.

9. What are the penalties for late or repeat violations?

- Long-term rentals: \$250 for the first offense; \$500 for repeat offenses

- Short-term rentals: \$500 for the first offense; \$1,000 for repeat offenses

Each day the violation continues counts as a separate offense. Penalties cannot be reduced by the Special Magistrate.

10. Are there penalties for misrepresenting my rental type?

Yes. Registering a short-term rental as long-term (or not registering at all) can result in serious penalties:

- First offense: \$1,000
- Repeat offenses within 36 months: \$2,000

11. What if I stop renting my property?

Email RentalRegistrations@CapeCoral.gov within 30 days to mark your account inactive and prevent a renewal invoice. Fees are not refunded once paid.

12. What information do I need to register?

Before registering, check if you already have a Citizen Self Service (CSS) account from a previous permit or registration.

You'll need:

- An active email address and password for account setup
- Contact details (email, phone, mailing address) for the owner or property manager
- The property address

If your property manager changes, or you stop renting, notify the city within 30 days at RentalRegistrations@CapeCoral.gov.

13. How do I renew an existing account?

Renewals can be done online beginning January 2, 2026 at CapeCoral.gov/RentalRegistration. You'll get an email reminder 30 days before your renewal date to log in and pay your fee.

14. How do I open a new account?

New accounts can also be created online after January 2, 2026 at CapeCoral.gov/RentalRegistration. Follow the instructions to register your rental property.

15. What happens if I select the wrong rental type?

Before registering, confirm whether your property qualifies as long-term (more than six months) or short-term (six months or less).

If you registered incorrectly, contact RentalRegistrations@CapeCoral.gov immediately to update your record.

16. What is a Residential Rental Property?

A residential rental property is any dwelling or living unit rented or leased to another person or entity. This includes apartments, condos, and single-family homes.

It does not include:

- Units owned by federal, state, or local housing programs
- Hotels or motels
- Licensed community residential facilities

17. What does “leased or rented” mean?

It refers to any arrangement — written or verbal — that allows someone else to occupy the property. You don’t need to submit a copy of the agreement when registering.

18. Do I need to contact the Lee County Property Appraiser?

Yes. If your property has a homestead exemption, you must contact the Lee County Property Appraiser to confirm whether your exemption still applies.

- Website: <https://www.leepa.org/Exemption/GeneralExemptionInfo.aspx>
- Email: exemptions@leepa.org

If you rent a property that has a homestead exemption, you must update your records. The City will also notify the Property Appraiser if a property is found in violation and still claims the exemption.

19. How will revenue from fines be used?

Funds collected from fines help support code enforcement, police services, and rental registration program administration.

20. Where can I get more help?

Call 239-574-0601 or email RentalRegistrations@CapeCoral.gov for any questions about the program, registration process, or penalties.