



Florida *Green Lodging* Program

General Guidelines for Accepting Condo Hotels into the Program

Issue

Can “Condo Hotels” be included for designation in the Florida *Green Lodging* Program?

Discussion

Condo hotels are a new concept. In recent years, the hotel and condominium industry has to some extent merge to form a blend of properties collectively known as condo hotels, but also known as condotels, vacation resorts and resort clubs just to name a few.

Condo hotels have condo units that are sold to individual investors who may use their unit(s) fulltime. In most cases, the owner will use the unit part-time as a personal vacation home and may opt to place it into an organized rental program.

The operator of the rental program, in exchange for a share of the revenue, markets the units as a hotel, takes reservations, operates the front desk, maintains the property and provides the services hotel guests expect, such as housekeeping, food and beverage, and concierge. However, in some cases, property maintenance may only include common areas with minimal care to private unit interiors. Without significant control of a unit’s lighting, AC filters, water fixtures or cleaning chemicals by the facility operator, it would make it impossible for them to meet the minimum point requirement needed to become a designated member of the Florida *Green Lodging* Program.

Policy

To participate in the Florida Green Lodging Program, a hospitality facility must satisfy three major criteria:

1. They must be a Public Lodging Establishment as defined as 509.24, F. S.
2. They must have a minimum of 75 percent of the units available for rent to transient guests.
3. They must be able to document sufficient facility control to meet the minimum criteria for designation in the Florida Green Lodging Program in both 75 percent of all units and 75 percent of all common areas.