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COLLIER COUNTY

Rental operators prepare for 6% tax

The voter-approved tourist development tax increase is scheduled for January 1, 2027. The county rate rises from 5% to 6% on taxable stays of six months or less: an extra $10 per $1,000 of taxable rent. This is separate from Florida sales tax. For property managers, the next step is to confirm how the Tax Collector and booking platforms will handle reservations that straddle the change. [1]

STATE

Listing tax estimates change in 2027

Starting February 1, 2027, Florida law requires online residential listing platforms to address estimated property taxes. A platform may use a qualifying estimator or calculator. If it does not, it must omit the current owner's tax amount and link to the county property appraiser's estimator or homepage. Florida's Department of Revenue is due to publish calculation data beginning December 15. The change helps buyers budget for taxes after a sale. [3]

CITY OF NAPLES

Turtle lighting proposal to watch

Naples has proposed changes to its marine turtle lighting rules under petition 26-T5. The city's public notice identifies a citywide amendment to Section 52-61 to protect nesting turtles and hatchlings from artificial light. Owners and managers of coastal properties should watch which fixtures and properties the final text covers. A planning hearing notice does not establish adoption; no final ordinance was verified for this edition. [2]

NATIONAL

Flood insurance deadline approaches

NAR reports that federal flood insurance authority is set to expire December 11 unless Congress extends it. A lapse could interrupt issuance of new National Flood Insurance Program policies and complicate closings that depend on that coverage. Existing policies do not automatically end on that date. NAR continues to press for long-term reauthorization. Buyers closing near the deadline should confirm policy timing with their lender and insurance agent. [4]

DATES TO KNOW

Dec. 11: Federal flood insurance deadline.
Dec. 15: State listing-tax data due.
Jan. 1, 2027: Collier tourist-tax rate rises.

SOURCES

1. Collier Clerk, tourist tax overview; Collier Elections, Nov. 3, 2026 returns. collierclerk.com; enr.electionsfl.org.

2. City of Naples. Marine turtle lighting workshop, Sept. 14; notice of petition 26-T5, Sept. 28, 2026. naplesfl.new.swagit.com.

3. Florida DOR. Bulletin PTO 26-15, July 13, 2026; §689.261, F.S. floridarevenue.com; flsenate.gov.

4. NAR. NFIP expiration FAQ. Accessed Nov. 13, 2026. nar.realtor.