



## WALTON COUNTY TOURIST DEVELOPMENT TAX

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# Does the TDT Apply to Me?

## WHAT IS IT?

- ◇ TDT=a pass-through, trust-type tax that is charged to the renters & passes through the owner/manager on the way to the proper taxing authority.
- ◇ Once collected from the renters, the TDT funds collected are considered county property held in trust by the collecting owner/manager until properly remitted to our department.

## WHICH RENTALS?

- ◇ ***ALL*** Walton County properties ***with rental stays of 6 months or less*** are subject to TDT.
  - ◆ Properties rented in this manner are referred to as short-term rentals (STRs).
- ◇ The Walton Co. TDT applies to STR stays regardless of any of the following:
  - ◆ how a rental stay was booked (which rental ad platform was used);
  - ◆ how often it's rented (whether 1 time or often, only 1 season or throughout the year, etc.);
  - ◆ who the renters are to you (anyone or just friends & family); or
  - ◆ how much money is received (whether lower than market value rent or just the cleaning fee).

## HOW MUCH?

- ◇ TDT is calculated based on total rental income per stay including all rental fees charged that are ***both mandatory & nonrefundable***. (The most common example of such a required fee=cleaning fee.)
- ◇ The TDT % multiplied by that rental income is determined by the location of your rental property.
  - ◆ If the rental property is located **south of the Choctawhatchee Bay**, it is part of the **South Walton TDT district**. If it is **north of the bay**, then it is in the **North Walton TDT district**.
    - \* **South Walton (SW) TDT Rate=5.0%**
    - \* **North Walton (NW) TDT Rate=3.0%**

## HOW TO REGISTER?

- ◇ Registration forms for each TDT district as well as for one rental property (individual/hotel) or several (property manager) can be found on [www.touristtax.com/walton](http://www.touristtax.com/walton) under Forms & Downloads.

### IMPORTANT REMINDERS

- ★ **No rental ad platforms remit ANY TDT funds on your behalf to our department.**
  - ★ Rental ads are checked regularly for compliance.
- ★ **Noncompliance with the tax law will result in enforcement action** that will include penalty and interest charges & may include tax liens or other collections/legal actions of varying severity.
- ★ Timely voluntary disclosure (i.e. coming forward before our office contacts you about the rental unit's non-compliance) will minimize interest and possibly waive some or all related penalty charges.
- ★ If you rent through a management company, they may collect and remit TDT on your behalf; however, *it is ultimately your responsibility per FL Statute* so we recommend that you contact them to verify that the total tax is being appropriately collected and remitted to our department.

If you need to register or have any questions regarding the Walton Co. TDT, please visit our website linked above or contact our TDT Dept. at 850-267-2040 or [touristdevelopmenttax@waltonclerk.com](mailto:touristdevelopmenttax@waltonclerk.com).