

City of Charleston Short Term Rental Task Force

January 31st, 2017

If you are interested in speaking during the public comment period, please fill out a comment card available at the table outside

Agenda

- Introduction
- Updates on task force member requests from November 30, 2016 meeting (30 minutes)
- Public Input (45 minutes)
- Facilitated Discussion (45 minutes)

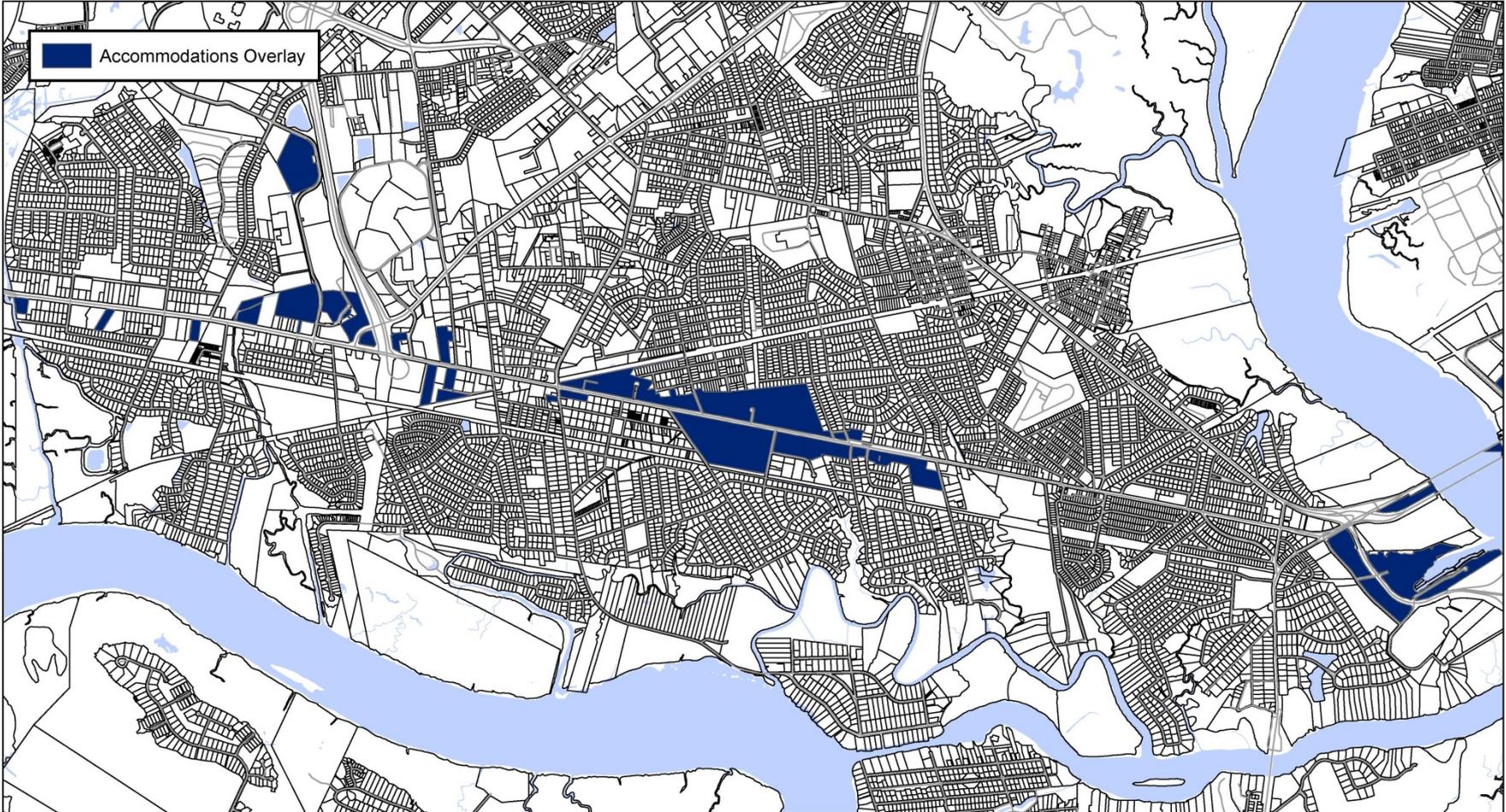
Follow Up Requests from Task Force

- Accommodations Overlay Maps for non-peninsula Charleston
- Map of current Bed & Breakfasts and Short Term Rentals (STRs)
- Clarification of taxes paid by STRs
- Estimate of staff resources needed for adequate enforcement of STR policy
- Website to house documents for public
- Effect of Short Term Rentals on assessed property values

Accommodations Overlay Maps

West Ashley

City of Charleston Accommodations Overlay



Accommodations Overlay



City of Charleston
Dept. of Planning, Preservation & Sustainability
Planning Division
2 George St., Third Floor
Charleston, SC 29401
www.charleston-sc.gov

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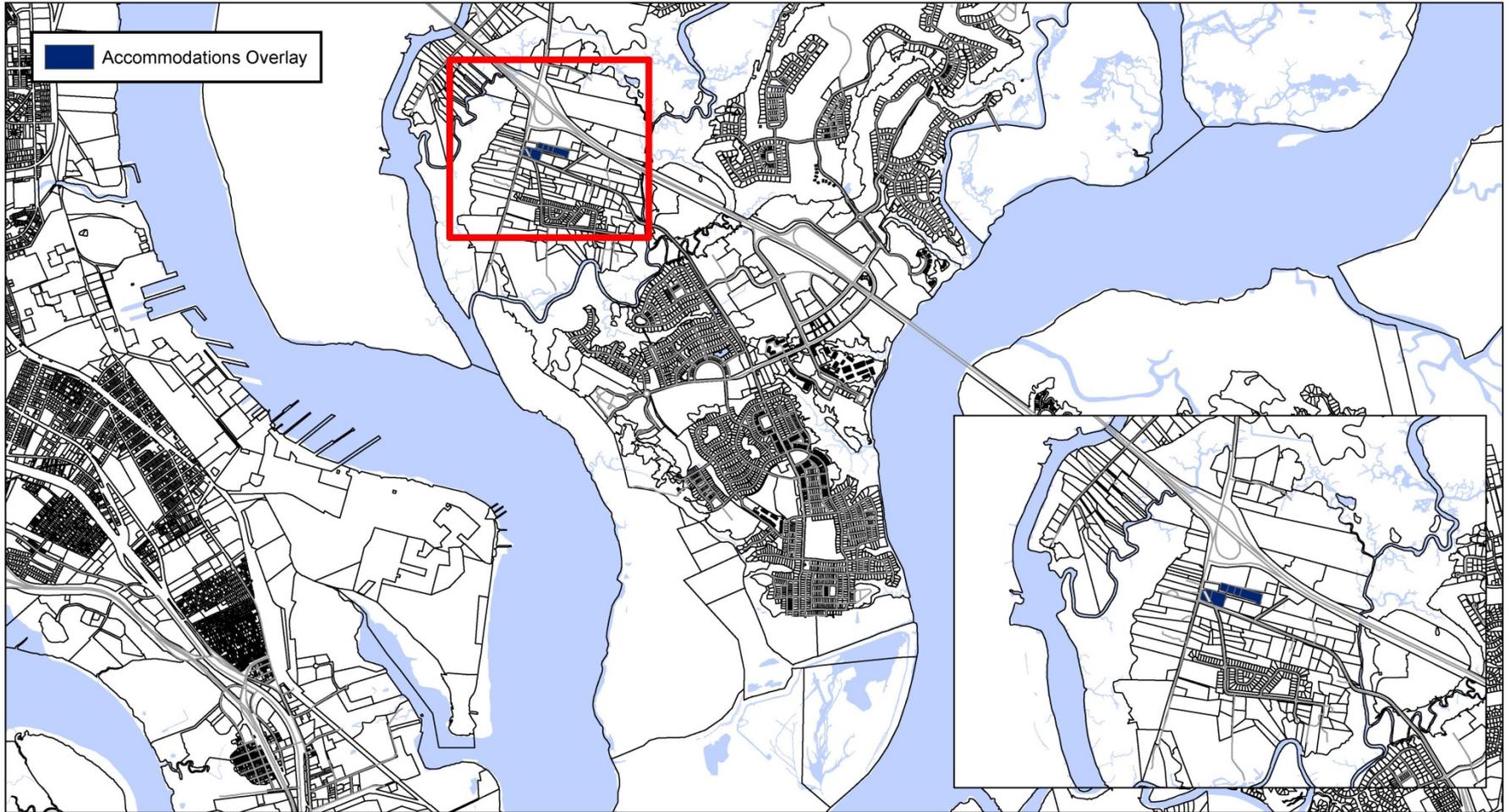


Date: 12/8/2016

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Daniel Island

City of Charleston Accommodations Overlay



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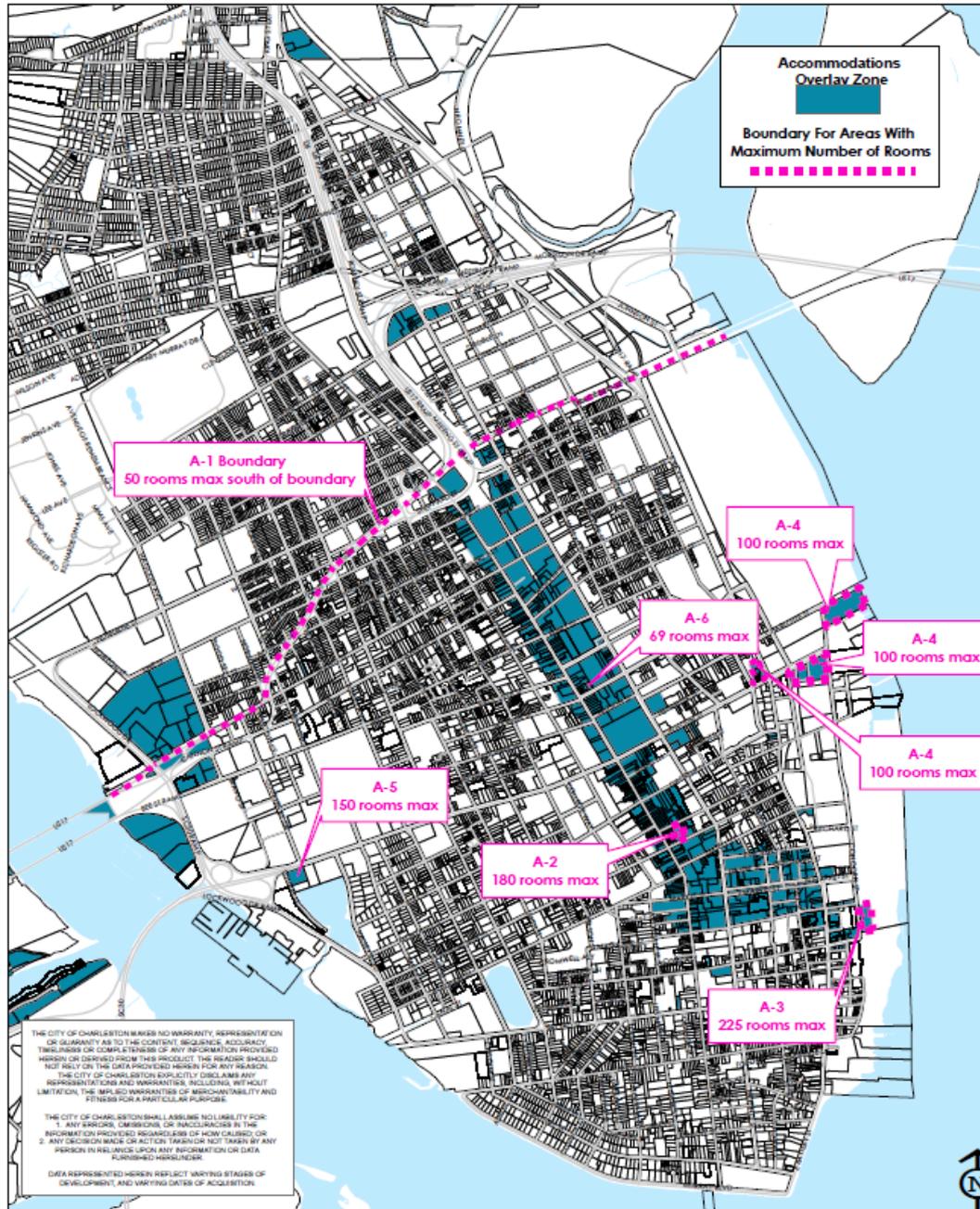
ACCOMMODATIONS OVERLAY ZONE

PENINSULA



CITY OF CHARLESTON
DEPARTMENT OF PLANNING, PRESERVATION
& SUSTAINABILITY

Printed 3-25-2015



Maps and Data of Legal STRs and Bed and Breakfasts

Legal Short Term Rentals

Legend

- Licensed and Approved, 2014
- Licensed and Approved, 2015
- Licensed and Approved, 2016
- Commercially Zoned Parcels
- Short Term Rentals Overlay



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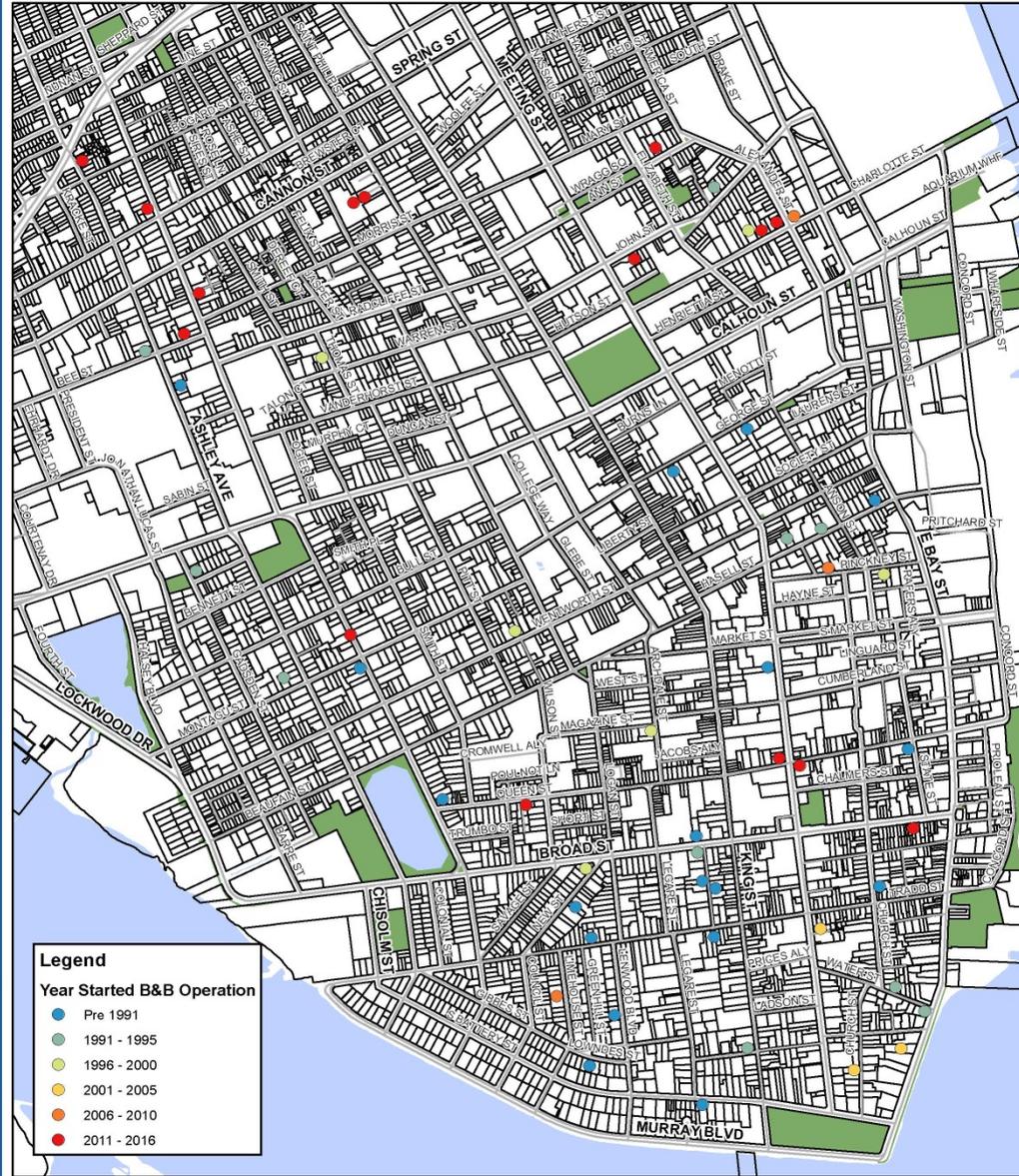
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STR Data

- 46 licensed and operating short term rentals
- 10 are on hold from the City Fire Marshal
 - Units with 3 or more bedrooms require sprinkler systems
- STRs Approved by year:
 - 2014: 3
 - 2015: 11
 - 2016: 32

Active Bed & Breakfasts by Original Permit Year



Legend

Year Started B&B Operation

- Pre 1991
- 1991 - 1995
- 1996 - 2000
- 2001 - 2005
- 2006 - 2010
- 2011 - 2016

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Date: 1/13/2017

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Bed & Breakfast Permits by Year

- Pre 1991: 18
- 1991-1995: 10
- 1996-2000: 6
- 2001-2005: 3
- 2006-2010: 3
- 2011-2016: 15

Accommodations Tax Clarification

Accommodations Tax Clarification

- Owner Occupied homes with fewer than 6 bedrooms are **not** required to pay state accommodations tax

Accommodations Tax Clarification

State A-Tax: 7%

- Rentals (such as a vacation home) that are rented for less than 15 days per taxable year are not required to pay state accommodations tax
 - **For this exception to apply** the taxpayer must use the dwelling unit as a residence 14 days or more during the taxable year

Accommodations Tax Clarification

Local Accommodations Tax: 4% Total

- 2% Charleston County
- 2% City of Charleston

Local Hospitality Tax: Applies to B&Bs who serve breakfast

- 2% of the gross proceeds derived from the sale of food and beverages
- Hospitality taxes are not charged if the food is included in the price of the room

Local Property Tax

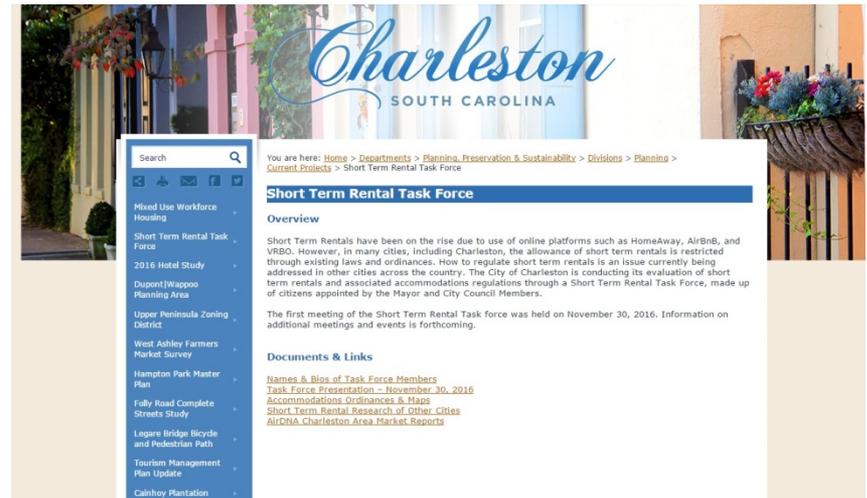
- 4% for primary residences
- 6% for non-primary residences

Estimate of Staff Resources for Adequate Enforcement of Current Policies

- City staff estimates 3 full time employees needed to adequately enforce current accommodation regulations

Short Term Rental Task Force Website

- All STR task force documents can be found on the City of Charleston Website
- <http://www.charleston-sc.gov/index.aspx?NID=1520>



STR effect on Property Values

- In Progress
- Working with County Auditor on data collection and analysis
- To be presented at next meeting

Public Comment Period

45 Minutes

Facilitated Discussion

45 Minutes

Upcoming Meeting Dates

All Meetings Will Be Held In the Public Meeting Room at the Gaillard Center

- Meeting 3: TBD
- Meeting 4: Tuesday June 13th, 2017
- Meeting 5: Tuesday July 11th, 2017
- Meeting 6: Tuesday August 22nd, 2017
- Meeting 7: Friday September 22nd, 2017

Public Listening Sessions

Dates and Times Subject to Change

Sessions will be held at different locations around the city

- March 16th, 2017 6:00 pm
- March 25th, 2017 2:00 pm
- April 20th, 2017 6:00 pm
- May 18th, 2017 6:00 pm