

City of Charleston

Short Term Rental Task Force

July 11, 2017

Agenda

- I. Discussion of Potential Recommendations to Planning Commission
- II. Outline of Subgroup Process and Goals for this Meeting
- III. Subgroup Work Time
 - A. Geography
 - B. Eligibility of Property
 - C. Process and Enforcement
- IV. Subgroup Reports to the Task Force
- V. Wrap-Up

Summary of Process

Formation of task force	✓	<ul style="list-style-type: none">• 18 members, first meeting was November 2016
Collection of public opinion	✓	<ul style="list-style-type: none">• ~200 attendees across 4 neighborhood meetings
Development of recommendations	✓	<ul style="list-style-type: none">• Process runs through summer
Submission to planning commission		<ul style="list-style-type: none">• Estimated date of September 2017
Submission to City Council		<ul style="list-style-type: none">• Estimated date of November or December 2017

Straw Poll Time!

Should the City of Charleston's current
STR regulation be changed?

Should the new STR policy be applicable to the entire city or only designated areas?

Should the City of Charleston require STR operators to register their unit/s?

Should the City of Charleston require STR operators to retain a business license?

Should the City of Charleston restrict
STRs to owner-occupied units?

Should there be a maximum number of units located on one STR property?

Should STR standards of conduct align
with existing livability ordinances?

Should non-renewal of STR license be the
penalty for non-compliance?

Diving in: *Working Groups*

- **Geographic**

Wally Jack

S. Renee Singletary

Rick Buchanan

Erika Harrison

Christopher Cody

- **Eligibility of property**

Ann Hester Willis

Gabe Joseph

Elena Tuerk

Bob Seidler

Angela Black Drake

- **Process & Enforcement**

Ittris Jenkins

Allison King

Kristopher King

Wayne Smith

Dan Ravenel

Ira Lash

Margaret Malaspina

Guidance for successful working group sessions

- Each group should identify a “facilitator,” who is responsible for keeping the conversation both focused and moving forward through the worksheet.
- The facilitator should also ensure that everyone in the working group has time to speak and offer ideas/responses.
- Each group will have a notetaker (Caroline + city staff). He/She is available to answer questions about current city procedures, examples from other cities, etc. City staff will also be with each group to discuss issues if called upon.
- At the end of the working group session, each team will offer a 5 minute report to the full Task Force that includes: top policy recommendations, key areas of disagreement within the working group, and open questions for further discussion.

Meeting Schedule

Meeting 6: **Tuesday, August 22nd, 2017**

Public Presentation of Recommendations:

Tuesday, August 29, 2017, 6-8pm

Arthur Christopher Community Center Gym

Meeting 7: **Friday, September 22nd, 2017**

All meetings will begin at 3:00 PM in the Gaillard Center Public Meeting Room at 2 George

Appendix

Issue	Galveston	Asheville	Austin	Denver	Santa Fe	Savannah*	San Francisco	New** Orleans
Designated Agent	X		X			X		X
Owner Occupied		X	X	X			X	X
Owner-Liability	X	X		X			X	X (property liability)
Rental Registration	X	X			X	X	X	X
Business License			X	X		X	X	X
Permit Cap			X		X			
Occupancy Limits	X		X	X	X		X	X
Standards of Conduct	X		X			X		
Penalty Provisions	X		X	X	X	X	X	X
District Limitations		X	X		X		X	X
Parking Restrictions					X	X		X
Inspections		X	X	X	X			
Taxes	X	X	X	X	X		X	X

Regulatory Issue: Geographic Considerations

Current STR Policy: Confined to STR overlay zone as shown in map

Current BnB Policy: Confined to south of the Septima P. Clark Parkway

Examples from other cities:

- Beaufort, SC: STRs are prohibited in the Traditional Beaufort Residential District
- New Orleans, LA: STRs are prohibited in the French Quarter with the exception of the VCE zone around Bourbon Street.

SHORT TERM RENTAL, ST OVERLAY

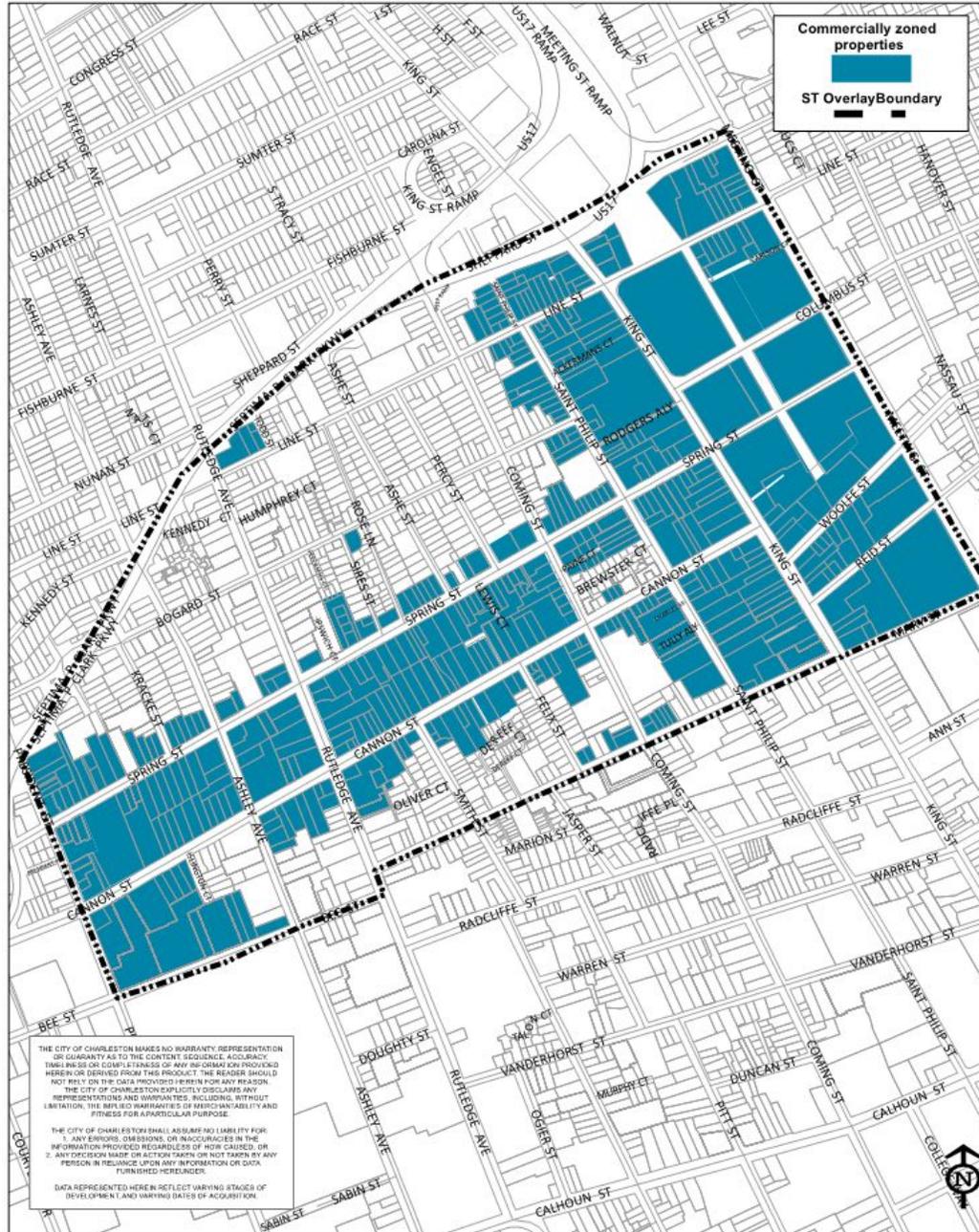
(only commercially zoned properties qualify)



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Print Date: 2/3/2017



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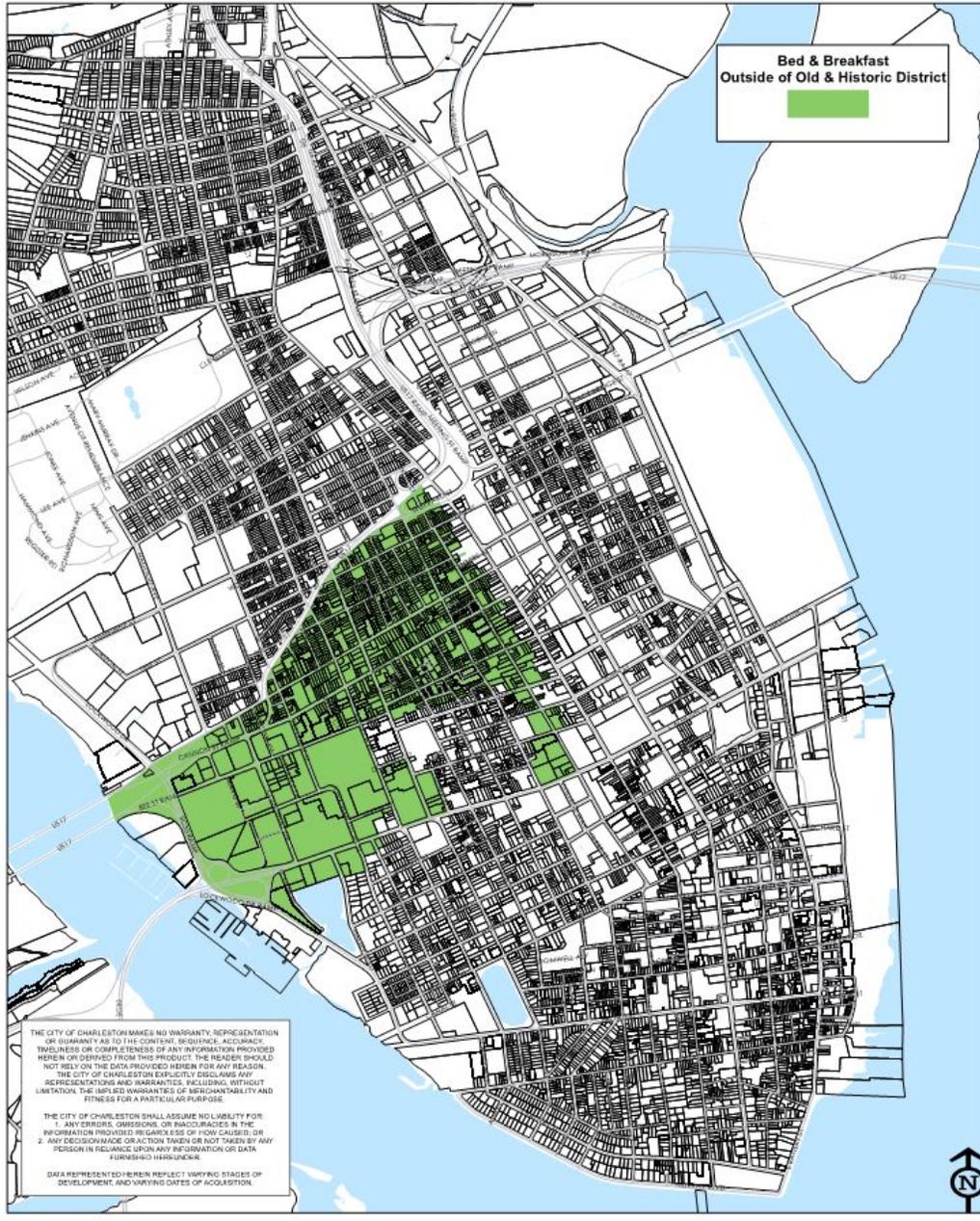
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Bed & Breakfast Outside of the Old & Historic District

Bed & Breakfast uses are permitted in the area shown on this map pursuant to Section 54-208.1 of City of Charleston Zoning Ordinance



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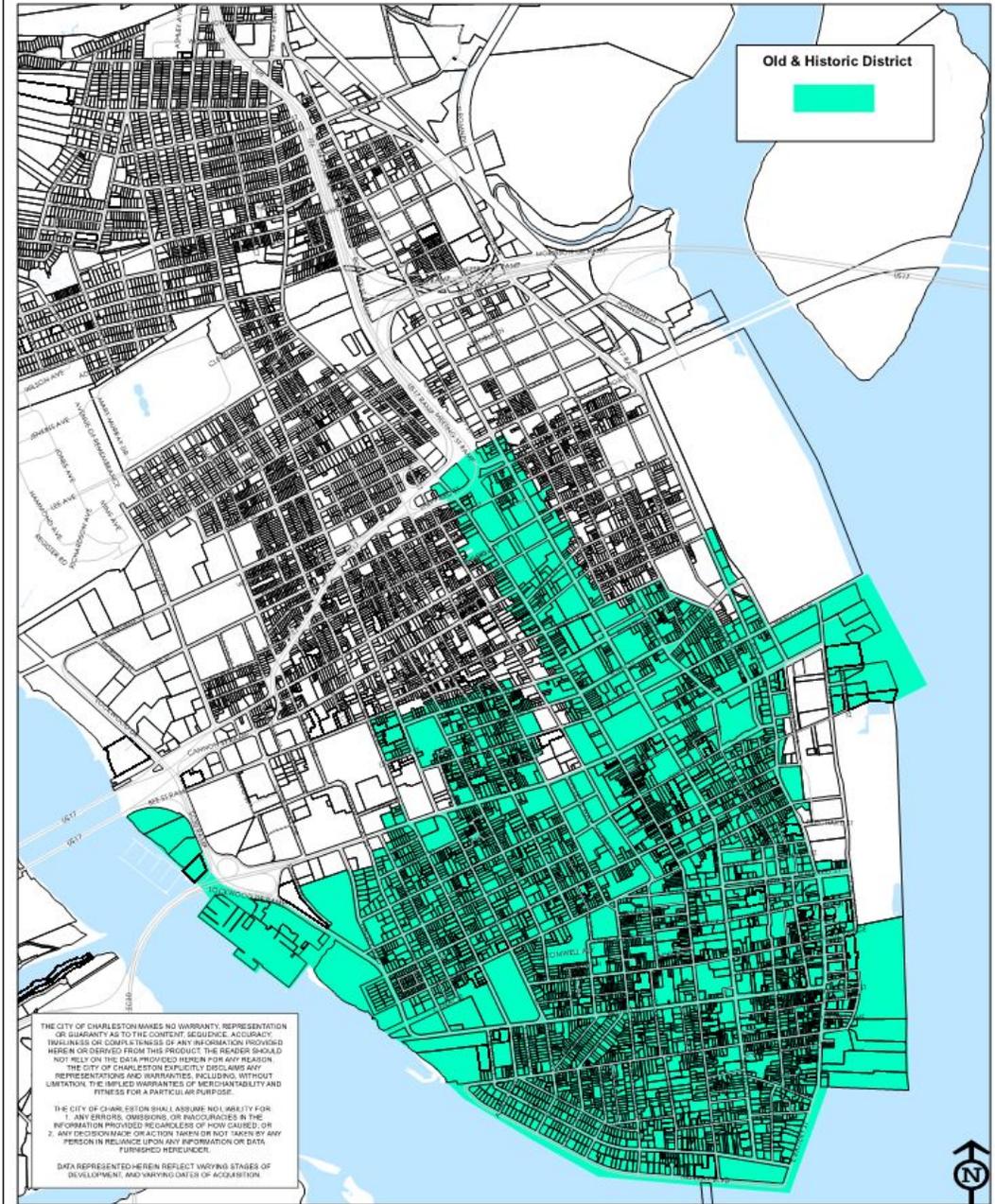


Old & Historic District

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Regulatory Issue: Frequency and Duration

Current STR Policy: No limit on licensed properties; 30 day minimum for non-STRs.

Current BnB Policy: No limit on licensed properties in BnB portion of property.

Examples from other cities:

- Santa Fe: Eliminated the restriction of 17 rentals per year but kept limitation of one rental every 7 days.
- Seattle: Owner and Non-owner occupied STRs that rent for 90 total nights or fewer in 12 months are allowed with business license and applicable taxes. Over 90 nights only allowed if unit is primary residence, and they get a separate, city issued regulatory license.

Regulatory Issue: Eligibility of Property

Current STR Policy: One parking spot per STR unit; must be located in commercial or mixed-use zone; maximum of ten units.

Current BnB Policy: Parking requirement based on location of property and age of building; owner-occupied as primary residence; max number of units based on location and age of building.

Examples from other cities:

- Savannah, GA: STRs are permitted in mixed-use zoning districts. In some residential districts, approval of the Zoning Board of Appeals is required.
- Chattanooga, TN: STRs are permitted in only R3 or R4 zones (multi-family and office residential)

Policy Issue: Process & Enforcement

Current STR Policy: Required to get a business license and zoning approval. Enforcement is problematic.

Current BnB Policy: Required to meet basic requirements and get zoning approval and business license. Enforcement is more straightforward.

Examples from other cities:

- Galveston, TX: STRs are required to register and pay hotel/accommodations tax
- Denver, CO: Require city permit or registration number in STR advertisement
- Austin, TX: Caps on percentage or number of STRs in an area
- Santa Fe, NM: Applicants are required to list advertising platforms in license/permit application
- San Francisco, CA: Restrict STRs to owner occupied units
- New Orleans, LA: Limits on number of bedrooms and guests allowed in a STR unit