City of Charleston

Short Term Rental Task Force

August 22, 2017
Agenda

• Comment from the Public on Short-Term Rental

• Discussion and work time regarding eligibility of properties for Short-Term Rental
Geography

• Should the proposed STR recommendations apply to the Whole City?
  A. Yes
  B. No

Reference Point:
In New Orleans, all STR types are prohibited in the French Quarter with the exception of commercial STRs around Bourbon St.
Geography

• What areas of the city should be regulated differently?

• How should those areas be regulated differently?
  1. STRs should not be permitted at all.
  2. STRs are allowed but additional restrictions apply.
New Orleans Example

- VC zoning districts correspond to the French Quarter
- P = STR use permitted in zoning district

Reference point from Savannah:
“In the 1-R, 2-R and 3-R zoning districts of the Victorian District, approval by the Zoning Board of Appeals is required since these districts are predominantly residential in nature.”
Unhosted Nights

• Should a property be allowed to be rented short-term if the Owner is not physically present?
  A. Yes, with conditions.
  B. No.

— If A, what type of conditions should be applied?

Reference Point

**Conditional Use** – Requires the approval of the Zoning Administrator, like current B and B’s

**Special Exception Use** – Requires the approval of the Board of Zoning Appeals, like current accommodations uses.
Unhosted Conditions

Possible conditions:

• Should a Resident Manager be required on-site if an owner is not present?
  A. Yes
  B. No

• If no, a Resident Manager is not required, should a legally-liable Designated Agent be required if the Owner is not present?
  1. Yes
  2. No
Unhosted Conditions

• Should there be a limit on the number of Unhosted Nights allowed?
  A. Yes
  B. No

– Decision: How many Hosted Nights should be allowed as a maximum?
  1. <30 spread through the year [A month of unhosted nights]
  2. <70 spread through the year [Maximum for the 4% rate]
  3. <182 spread through the year [Less than 50% of a year]
Unhosted Conditions

• Should conditions prevent the displacement of long-term rental space?
  A. Yes
  B. No
Limits on Hosted Nights

- Should there be a limit on the number of Hosted Nights allowed?
  A. Yes
  B. No
  - If no, how many Hosted Nights should be allowed as a maximum?
    1. 70 spread throughout the year
    2. 182 spread throughout the year
    3. 275 spread throughout the year
**Limits on Hosted Nights**

- Which buildings on a parcel should be allowed to be rented as STR’s? (Total number of units allowed for rental will be addressed later)
  
  A. Only parts of the Dwelling Unit that the primary Resident lives in.
  
  B. Part or all of any Dwelling Unit on the Property
  
  C. Part or all of any Dwelling Unit or accessory structure on the property
Possible Dates for Upcoming Meetings

- August 29th, 6pm (previously scheduled as public listening session)
- September 13th
- September 21st