

Proposed Regulations for Short-Term Rental (As Amended by City Council 3/26/2018)

Except for a very small area of the city, **short-term renting** (less than 30 consecutive days) **of any kind is currently illegal in the City of Charleston**. Two main types of Short-Term Rentals (STRs) are proposed by the Planning Commission, Residential (The Task Force Proposal) and Commercial. (A new PC proposal) Residential STR permits would be divided into three classes. **If they met all of the requirements listed below**, properties in the Old and Historic District would be eligible for a Class 1 permit, those in the Old City District would be eligible for a Class 2 permit, and all others would be eligible for a Class 3 permit.

Existing fully-permitted, legally operating Bed and Breakfasts will be allowed to continue to operate under current regulations. Aside from noted exceptions, new uses would go through the permit process as Residential Short-Term Rentals. Within the Cannonborough and Elliotborough neighborhoods, (the Short Term Overlay Zone) STRs are currently allowed under certain conditions. STRs in this Overlay Zone would continue to be allowed as Commercial STR's, while **Bed and Breakfast regulations that currently apply in this Overlay Zone would continue to apply.**

The differences between the Task Force and City Council Proposals are outlined below:

Property and Parking Requirements:

Type of STR	Task Force Proposal	City Council Proposal of March 26th
Residential Class 1	Owner-occupied 4% taxed primary residence, individually listed on National Register of Historic Places, 1 parking space.	No Change from Task Force Proposal
Residential Class 2	Owner-occupied 4% taxed primary residence, rental structure must be 50 years old or older, 1 parking space.	No Change from Task Force Proposal
Residential Class 3	Owner-occupied 4% taxed primary residence, rental structure must be 50 years old or older, 1 parking space per rented bedroom except the first.	Owner-occupied 4% taxed primary residence, rental structure must be 50 years old or older, 1 parking space per rented bedroom except the first.
Commercial	Existing Requirements (Commercially Zoned Property in existing Short Term Overlay Zone)	No Change from Task Force Proposal
Bed and Breakfast	Existing Requirements, within existing Short-Term Overlay Zone only.	No Change from Task Force Proposal

Owner Presence Requirements:

Type of STR	Task Force Proposal	City Council Proposal of March 26th
Residential Class 1	Owner must be residing overnight to rent Short Term	No Change from Task Force Proposal
Residential Class 2	Owner must be residing overnight to rent Short Term	No Change from Task Force Proposal
Residential Class 3	Owner must be residing overnight to rent Short Term	No Change from Task Force Proposal
Commercial	Existing Requirements - Owner presence not required	No Change from Task Force Proposal
Bed and Breakfast	Existing Requirements - Owner presence not always required.	No Change from Task Force Proposal

Occupancy Limits:

Type of STR	Task Force Proposal	City Council Proposal of March 26th
Residential Class 1	Up to four adults and any number of children.	No Change from Task Force Proposal
Residential Class 2	Up to four adults and any number of children.	No Change from Task Force Proposal
Residential Class 3	Up to four adults and any number of children.	No Change from Task Force Proposal
Commercial	Existing Requirements – One family per unit	No Change from Task Force Proposal
Bed and Breakfast	Existing Requirements – One family per unit	No Change from Task Force Proposal

In order to ensure the enforceability and effectiveness of the ordinance, and protect public health, there are also several additional proposed process, permitting, safety, and enforcement requirements.

Parking Maneuverability Adjustment Proposal (THIS WAS APPROVED BY CITY COUNCIL)

In order to facilitate the use of properties for STR by owners residing on the premises by stacking a third car into existing parking areas, council amended requirements to allow the third parking space on a property to be parked in tandem with two other spaces already tandem parked on the parcel, if space is available for that type of parking. **Because the owner would be residing overnight, moving an additional car would be a trivial matter**, so this third parking space would be reasonable to accommodate this unusual use.

Application Requirements Proposal (THIS WAS APPROVED BY CITY COUNCIL)

The application will include a site plan of the property showing the parking, a floor plan of the home showing the areas to be rented, documentation proving the applicable status requirements for the property, and a fee. The permit will be renewable annually unless revoked, and renewal applicants will have to also bring documentation demonstrating their continued adherence to requirements. **Existing STR and Bed and Breakfast properties will also be subject to this new annual renewal requirement.**

Additional STR Task Force Proposals (CITY COUNCIL HAS TAKEN NO ACTION ON THESE TO DATE)

The Task Force made additional recommendations relating to enforcement of the existing STR ordinances (they recommended strengthening enforcement) and changes to the existing Accommodations Overlay (they recommended that all Accommodations uses have a minimum of 10 rooms, and that less rooms not be allowed in the Accommodations overlay).