

City of Charleston
Short Term Rental
Ordinance Review

Department of Planning, Preservation & Sustainability

Department of Livability & Tourism

Office of the Fire Marshal

February 7, 2019

Short Term Rental Ordinance Review

- Ordinance Process & Timeline
- Applications & Permits
- Fire Inspections & Life Safety
- Enforcement
- Summary
- Public Comment

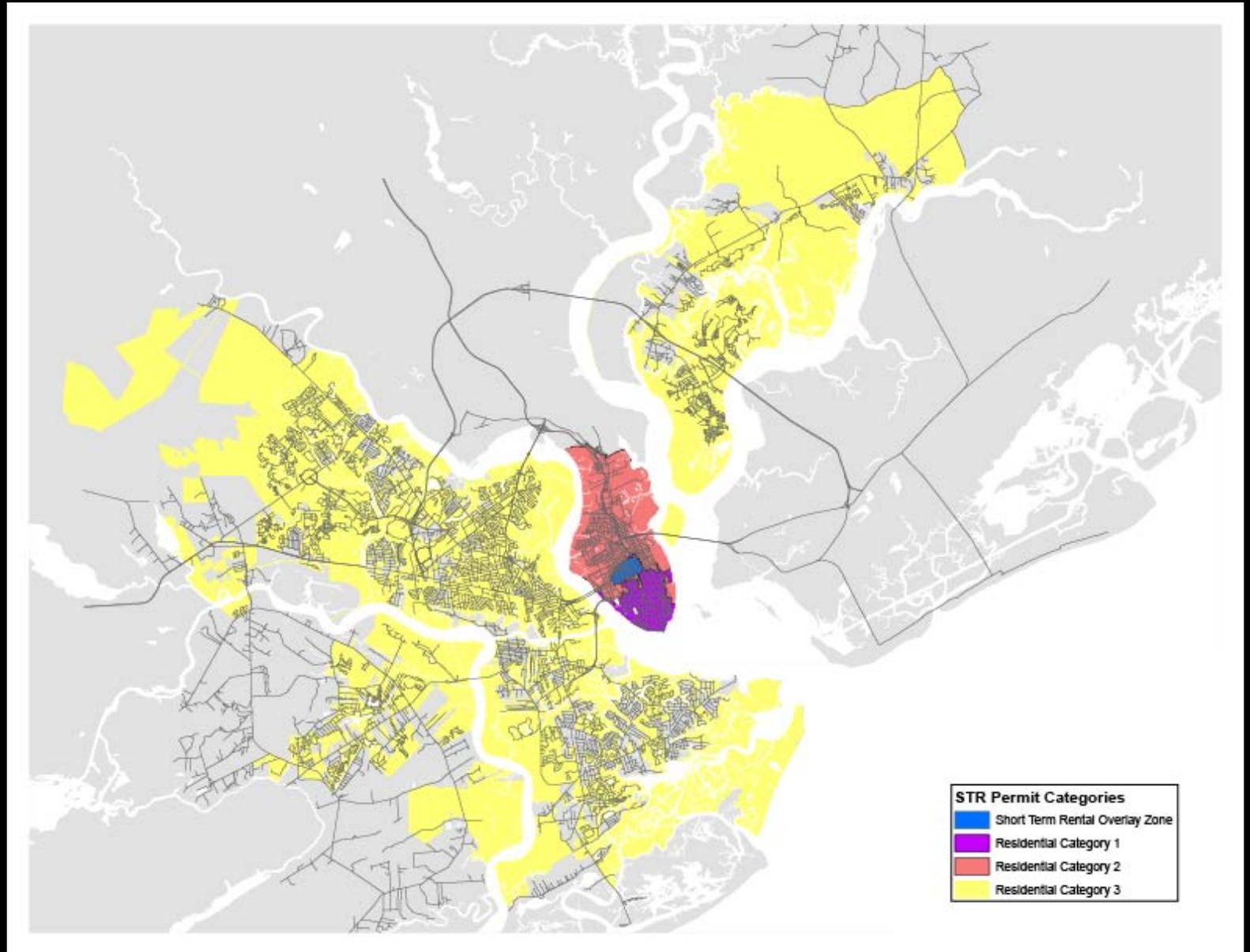
Ordinance Process & Timeline

- **March 8, 2016:** Charleston City Council approved the creation of a Short Term Rental Taskforce
- **November 30, 2016:** First Meeting of Short Term Rental Taskforce
- **October 5, 2017:** Taskforce recommendations presented to Planning Commission
- **April 10, 2018:** City Council adopts short term rental ordinance
- **July 10, 2018:** 1st day citizens can apply for Short Term Rental Permits
- **August 2018:** Enforcement Begins
- **February 7, 2019:** Ordinance Review Public Meeting

Ordinance Summary

- STR Permit Categories Based on Geography
- City Wide Requirements for all Short Term Rentals
- Category Specific Requirements

Permit Category Boundaries



Applications & Permits

317 Total Approved Permits

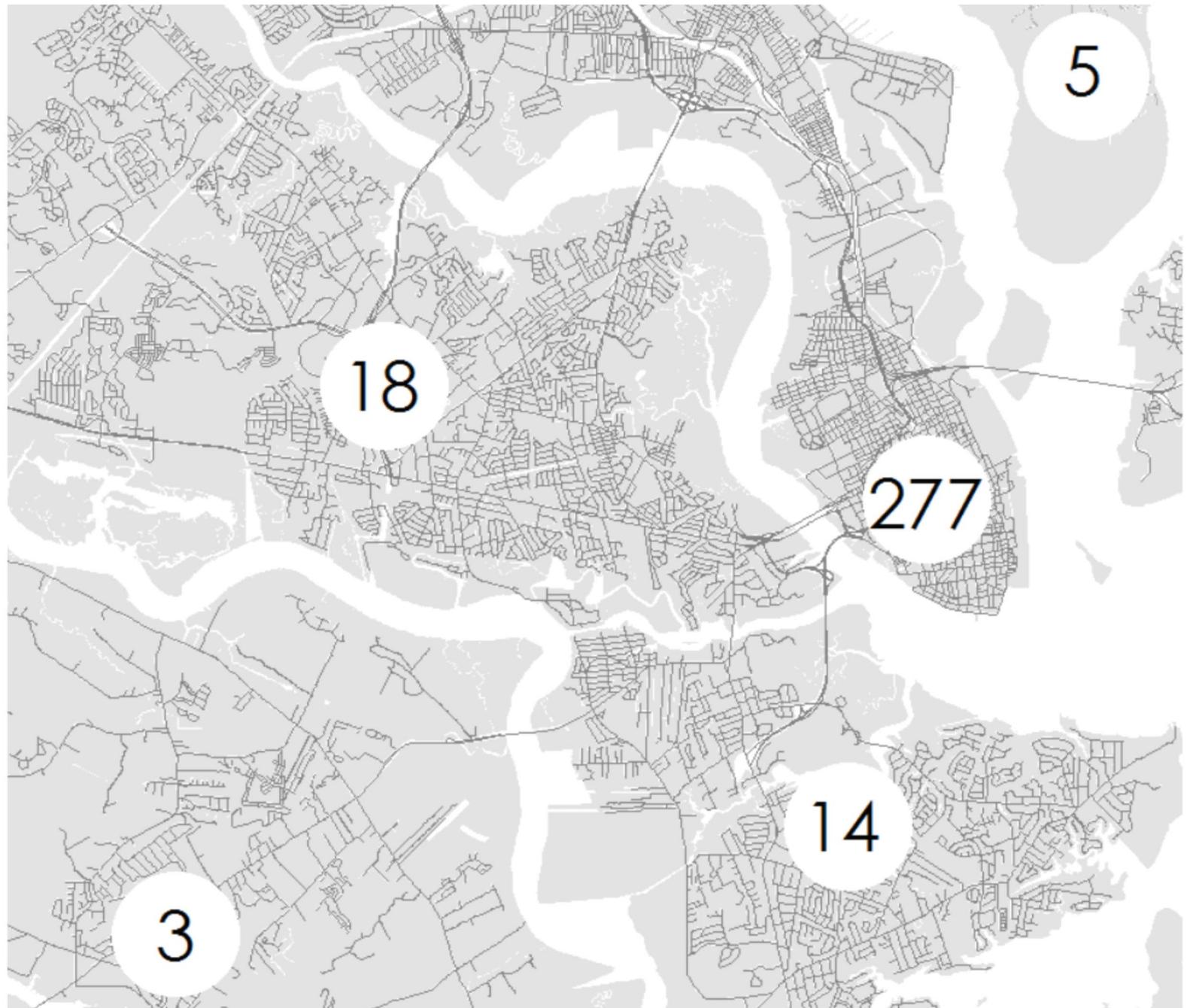
216 Existing B&Bs & STRs

101 New Permits

99 Permits Currently In Review

11 Permits Denied

Approved Permits by Area



Fire Inspections & Life Safety

- Working Smoke Alarms
- Carbon monoxide Detection if Needed
- Operable Window or Door From Each Bedroom
- Fire Extinguisher
- Visible Address Numbers
- No Visible Electrical Hazards

1622
ACTIVE
SHORT
TERM
RENTAL
LISTINGS



ORDINANCE IS ENFORCEABLE

- Advertising without a permit is a violation
- STR Helper/Complaints
- Cease and desist warning letter
- Court summons
- Hand delivered/Process server

Livability Court

35 Cases Heard

48 Cases Pending



ENFORCEMENT PROVEN SUCCESSFUL

1020 Advertisements removed

16 Properties sold or currently for sale

41 Properties listed for long term rental

Summary

- **New Orleans, LA:** New regulations that increase restrictions on STRs
- **Austin, TX:** Non-owner occupied STRs in residential areas are being phased out
- **Asheville, NC:** New regulations require city council approval to obtain permit. Outlaws conversion of Multi-Family units to STRs
- **Savannah, GA:** 20% per ward cap on non-owner occupied STRs.
- **Los Angeles, CA:** New regulations passed in December limit short-term rentals to primary residences and prohibit apartment conversions.

Summary

- Ordinance is Enforceable
- Citizens are Able to Legally Operate STRs
- Enforcement has Proven Successful
- Process has Increased Life Safety
- Restoring Properties
- Restoring the Housing Stock
- Improving Quality of Life

Public Comment

- Please limit to 1 minute
- If you do not wish to speak but would like to comment, please take a comment card from the lobby and leave it with staff or post it to the comment board