

City	Summary	Notes & Ordinance Link (If Available)
New Orleans, LA	<ul style="list-style-type: none"> • Study on Short Term Rentals recently completed • New Orleans City Council voting on 10/20/2016 on Planning Commission recommendations <ul style="list-style-type: none"> ○ Proposed regulations would ban whole-house rentals everywhere except commercially zoned districts, and allows short-term rentals only in owner-occupied homes. The recommendations keep in place earlier regulations that allow people to rent out their homes for 30 days a year, which many residents take advantage of during Mardi Gras and Jazz Fest 	<ul style="list-style-type: none"> • http://www.nola.com/politics/index.ssf/2016/06/short-term-rentals-what-you-sh.html • https://assets.documentcloud.org/documents/2694207/Short-Term-Rental-Draft-Rules.pdf
Austin, TX	<ul style="list-style-type: none"> • Three Types of Vacation Rentals <ul style="list-style-type: none"> ○ Type 1: Owner Occupied ○ Type 2: Non-owner Occupied ○ Type 3: STRs in multifamily/commercial buildings • License required to list property as STR • http://austintexas.gov/sites/default/files/files/Flyer-Revised_10-5-16.pdf 	<ul style="list-style-type: none"> • Type 2 STRs (Are not owner-occupied or associated with an owner-occupied principal residence) are no longer being licensed as of this year and will be phased out of all residential areas by 2022 • https://www.municode.com/library/#!/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART4ADREC_EUS_SPCRESHRMREUS_S25-2-788SHRMRETY1RE
Asheville, NC	<ul style="list-style-type: none"> • The City of Asheville allows two types of paid overnight lodging accommodations within a home or apartment for under 30 days. • Distinguishes between Homestay and STR <ul style="list-style-type: none"> ○ A homestay is the rental of a room or rooms in a private home. A permanent resident must be staying in the home during the time of the homestay. Homestays can be permitted in residentially-zoned areas if they meet the regulatory requirements of the zone district. • Overnight rental of an entire dwelling unit is called a short-term rental (STR), and these types of uses are prohibited in all residential districts. STRs can only be permitted in commercially zoned areas and will require a change of use permit. 	<ul style="list-style-type: none"> • http://coablog.ashevillenc.gov/wp-content/uploads/2015/03/Short-Term-Rentals-Handout1.pdf

Santa Fe, NM	<ul style="list-style-type: none"> • A short-term rental or vacation rental is any dwelling unit rented for less than 30 calendar days • All short-term rentals are required to obtain a Business Registration, a Short-Term Rental Permit or Registration and comply with all the provisions of the city code § 14-6.2(A). • A Permit is required when the Short-Term Rental unit is located within a Residential zoned area. • A Registration is required when the Short-Term Rental unit is located in a Non-Residential zoned area. 	<ul style="list-style-type: none"> • https://www.santafenm.gov/media/archiv_e_center/2016-201.pdf • http://www.santafenm.gov/short-term_rental_code_changes
Savannah, GA	<ul style="list-style-type: none"> • A short-term vacation rental is an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of no more than 30 consecutive days. Such use may or may not include an on-site manager. A residential dwelling includes all housing types and excludes group living or other lodging uses. • http://www.savannahga.gov/DocumentCenter/View/4697 	<ul style="list-style-type: none"> • Zoning Text Amendment: http://www.savannahga.gov/DocumentCenter/View/4516 • Ordinance: http://www.savannahga.gov/DocumentCenter/View/4303
Denver, CO	<ul style="list-style-type: none"> • Short term rentals are defined as a primary residence used for lodging accommodations to transients for a period of less than 30 days • After December 31, 2016 it will be illegal to operate any STR without a license • STRs are not allowed in non-primary residences • STR licensing Framework: https://www.denvergov.org/content/dam/denvergov/Portals/723/documents/STR%20One%20Pager%202-19-16.pdf 	<ul style="list-style-type: none"> • https://www.denvergov.org/content/dam/denvergov/Portals/723/documents/STR%20Ordinance.pdf
Portland, OR	<ul style="list-style-type: none"> • Designates between Type A and B Accessory Short Term Rentals <ul style="list-style-type: none"> ○ Type A – no more than 2 bedrooms ○ Type B- 3-5 Bedrooms ○ 6+ Bedrooms are not considered Accessory Short Term Rentals • https://www.portlandoregon.gov/bds/65603 	<ul style="list-style-type: none"> • https://www.portlandoregon.gov/bps/?c=34561&a=501886
Chattanooga, TN	<ul style="list-style-type: none"> • Chattanooga City Council to vote on new proposed Short Term Rental regulations this month (October, 2016) • Proposed regulations include: <ul style="list-style-type: none"> ○ Certification requires a \$125 application fee, a business license, a working fire alarm and adequate parking space. 	<ul style="list-style-type: none"> • http://www.chcrpa.org/Chattanooga%20Proposed%20Short%20Term%20Vacation%20Rental%20Ordinance.pdf

	<p>Regulations call for sprinklers in cases where a home has more than 12 occupants or four or more stories</p> <ul style="list-style-type: none"> ○ Limit to the number of rentable bedrooms depending on zoning of the property. R1 or R2 properties — designations generally assigned to single-family residences or duplexes, respectively — may have five bedrooms; R3 or R4 properties may have nine bedrooms 	
Galveston, TX	<ul style="list-style-type: none"> • Short term rentals are required to register and pay hotel occupancy tax – process is managed through the Galveston Park Board: http://www.galvestonparkboard.org/174/Hotel-Occupancy-Tax • Defined as a residential property that is rented for less than 30 consecutive days • Owners/operators must provide renters with a document outlining basic minimum standards of conduct during their visit • The owner must designate a local contact to address any problems 	<ul style="list-style-type: none"> • http://www.galvestonparkboard.org/DocumentCenter/View/69 • Ordinance mentioned at local short term rental forum as a good example of regulations • STR registration form: http://www.galvestonparkboard.org/DocumentCenter/View/324
Nashville, TN	<ul style="list-style-type: none"> • Required to obtain an operating permit • Distinguishes between Owner occupied (type 1), non-owner occupied (type 2), and non-owner occupied multifamily (type 3: units located in apartments or condominiums) • Ordinance places a cap on the percentage of non-owner occupied single and two family STR properties allowed to legally operate in each census tract of the county. <ul style="list-style-type: none"> ○ 3% of units per census tract are allowed to be non-owner occupied Short Term Rentals • <i>Ordinance may change due to recent court ruling:</i> http://www.tennessean.com/story/news/2016/10/24/what-does-nashville-judges-ruling-airbnb-mean/92694708/ 	<ul style="list-style-type: none"> • http://www.nashville.gov/Codes-Administration/Construction-and-Permits/Short-Term-Rentals.aspx • Permit availability map: http://maps.nashville.gov/strp/ •
Beaufort, SC	<ul style="list-style-type: none"> • Short term rentals are permitted in all residential zoning districts with the exception of the Traditional Beaufort Residential District, The Point or where prohibited by covenants <ul style="list-style-type: none"> ○ Non-owner occupied requires special exception ○ Owner occupied is a conditional use 	<ul style="list-style-type: none"> • http://www.cityofbeaufort.org/Data/Sites/1/media/Departments/planning/short-term-rental-ordinance-adopted-7-26-11.pdf • http://www.cityofbeaufort.org/short-term-rentals.aspx