

City of Charleston
Short Term Rental Task Force
August 29, 2017

Summary of Recommendations

City of Charleston staff have reviewed the thorough discussions of the Short Term Rental (STR) Task Force to date, and based on the findings of this group, recommend the following regulations for discussion.

Geography:

- The existing B&B ordinance shall remain in the Old & Historic and Old City districts, where it is already applicable.
- The new STR regulation shall apply outside the area where the B&B ordinance is currently applicable.
- Previously permitted STRs in Elliotborough & Cannonborough shall be allowed to continue as defined in the current ordinance pertaining to that neighborhood.

Eligibility:

- All STR operators must apply for a **business license** in the City of Charleston, to be renewed on an annual basis based on good standing of both STR owner and the STR property. An applicant may apply provided that:
 - The property is owned by named individuals or a single/dual-member LLC that qualifies as a primary residence as reflected by a 4% property tax rate.
 - The applicant submits a site plan which delineates portions of the structure to be used for short term renting.
 - Minimum liability insurance is met.
 - All other requested documentation, including HOA agreement where applicable, is provided.
- All STR operators must, in addition, apply for a **STR permit** that will be granted based on the applicant's fulfillment of the following requirements:
 - An STR use shall be defined as one (1) or more rooms arranged for the purpose of providing sleeping accommodations for transient occupancy by no more than four people.
 - A maximum of 1 STR permit shall be allowed per taxable property as assigned by TMS number.
 - The property must be owner-occupied, defined by the property serving as the owner's primary residence, as reflected by 4% property tax rate.
 - The definition of an owner-occupied property extends to those properties featuring multiple structures, in which an owner may be operating the STR unit in an accessory building on the property.
 - The owner must remain present on the property throughout the duration of the rental period.

- The property must provide one maneuverable off-street parking space per STR bedroom as indicated on site plans submitted to the City with a minimum of 1 parking space to be provided. STR parking shall be in addition to the already-required residential parking.

Enforcement:

- It shall be a punishable offense to advertise STR with characteristics beyond the stated parameters and/or without the City of Charleston-issued STR permit number. Both the advertiser and the platform used to advertise should be held liable for violations of this provision.
- “Good standing” of the owner is required for business license renewal, with violations to be logged on the applicant’s record.