

City of Charleston
Short Term Rental Task Force
September 25, 2017

Summary of Recommendations

Overview:

- The proposed changes do away with various terms and refers to all residential short term rental uses as Short Term Rentals (STR's) in three separate classes.
- Class 1 STR is equivalent to the previous B&B permit in the Old and Historic district.
- Class 2 STR is equivalent to the previous B&B permit in the Old City district.
- Class 3 STR is the new permit which applies to all other areas of the City.
- All operators must apply for a business license and a separate STR permit.

Conditions for all STR uses (Classes 1, 2 and 3):

- The property must be owner-occupied, defined by the property serving as the owner's primary residence, as reflected by 4% property tax rate.
- A maximum of 1 STR permit shall be allowed per taxable property as assigned by TMS number.
- 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.
- Maximum occupancy per permit is 4 adults defined as 18 years and older.
- Owners shall reside on the property during the time when guests are present.
- Areas of the structure to be used for rental purposes must be clearly defined on building plans submitted to the City.
- The owner must list the Permit Number on all advertisements of the STR unit.
- Owners must present guests with information showing City regulations and safety information.
- Owner must provide proof of insurance.
- Violations of the ordinance entitle the zoning administrator to revoke the permit.
- After the revocation of a permit, an owner may not reapply for a new permit for a period of 24 months.

Class 1 STR's (Old and Historic District)

- Structure must be listed on the National Register of Historic Places.

Class 2 STR's (Old City District)

- Building must be at least 50 years old

New Class 3 STR's (All other City areas):

- Building must be at least 50 years old
- Additional off-street parking is not required for a bed and breakfast that does not allow more than one (1) room to be used by guests for sleeping. If the bed and breakfast provides more than one (1) room for sleeping, the bed and breakfast shall provide one (1) off street, maneuverable parking space on the subject property per additional room for sleeping, in addition to providing, on the subject property, required off street parking spaces for existing uses on the property

Accommodations Overlay Changes

An accommodations use application within the Accommodations Overlay will have a minimum of 10 units.