



Short-Term Rentals

Proposed Zoning Ordinance Amendment

Item Type: Update

Development Process Committee

July 18, 2017

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What is a Short-Term Rental (STR)?

- Transient occupancy of a dwelling unit for a period of less than 30 consecutive days
- Often advertised & processed through online platforms such as Airbnb, FlipKey, HomeAway, VRBO, Roomarama & other providers
- Listings include the rental of a whole house or just a room(s) within a house
 - STRs are located in all types of dwellings

Background: State Code Changes

- 2015-2016: Initial review by the General Assembly
 - Potential to limit or prohibit local regulation
- 2017: General Assembly passed SB 1578
 - Preserves ability to establish local regulation & allows for creation of a registry for STRs
- Window of opportunity to adopt local regulation
 - Board Matter (3-14-17) directed staff to form work group & recommend approaches & possible changes to ZO

Current Zoning Ordinance Provisions

- Dwelling Unit defined to include residential occupancy of a building for less than 30 consecutive days & does not permit transient occupancy (Article 20)
 - Exception: Bed & Breakfast Establishment in the R-P through R-2, PDH & PRC Districts with Board approval of Special Exception (filing fee \$16,375)
- Transient occupancy otherwise only permitted as a hotel or motel use with appropriate approvals

Status Update: Work Groups & Meetings

- Staff Work Group: CAO, CEX, DCC, LDS, DPZ & DTA
 - Biweekly meeting starting on May 8, 2017
- Multi-Jurisdictional Work Group: Alexandria, Arlington, Loudoun, Tidewater area jurisdictions, Virginia Association of Counties & Virginia Municipal League
 - Monthly meeting starting on June 6, 2017
- Stakeholders: Citizens & industry representatives
 - Outreach is ongoing & meeting schedule is to be determined

Status Update: Outreach

- Survey
 - In order to solicit community input on specific features of STR, staff developed a brief online survey of 10 questions & a comment box.
 - Survey active from June 19 through August 31
- Website
 - Dedicated website that includes link to Survey, meeting calendar, Frequently Asked Questions & other information regarding the STR review process

Status Update, Continued

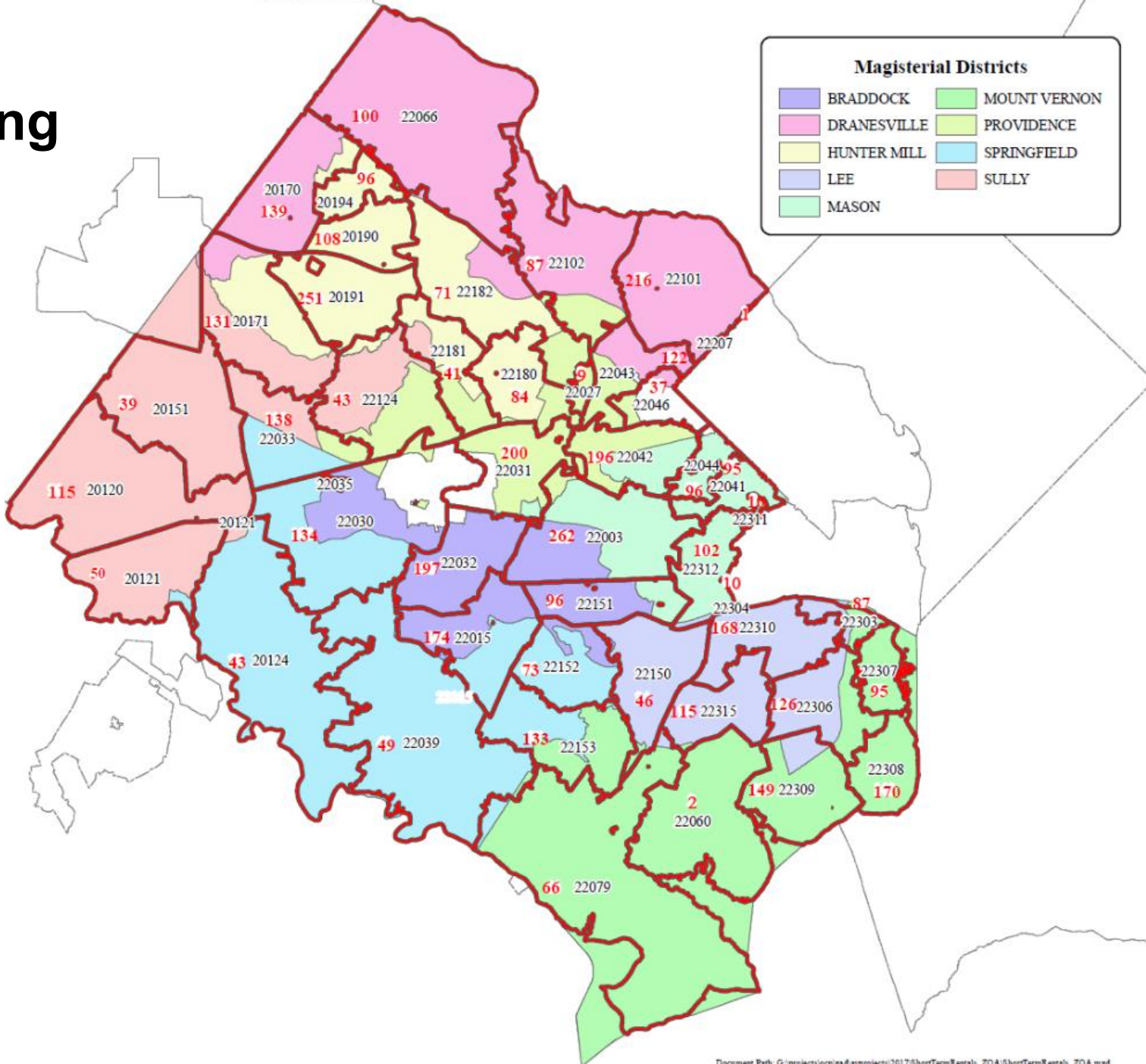
- Briefing of Standing Committees
 - June 22: PC Land Use Process Committee
 - June 27: Land Use Aides Committee
 - July 18: Development Process Committee
- Community Meetings, Workshops & Open House
 - July 26: Open House (Herrity Building)
 - July & September: Community Meetings (to be determined)
 - September 27: tentative date for PC Workshop

Survey Participation

Total Survey Responses as of July 11, 2017:

4,921

Distribution of Responses Using Zip Codes & Magisterial Districts



Survey Responses of Note

- **58.77%** of respondents are not aware of STRs operating in their neighborhood (Q.#4 – 2,820 out of 4,798 responses)
- **74.10%** believe there should be a limit on the number of people per bedroom for an STR stay (Q.#5 – 3,548 out of 4,788 responses)
- **35.02%** believe the owner/occupant should be present during all STR stay periods (Q.#7 – 1,649 out of 4,709 responses)
- **36.09%** believe there should be a limit on the number of nights a unit is rented if the owner is present during the STR stay (Q.#8 – 1,699 out of 4,708 responses)
- **55.25%** believe there should be a limit on the number of nights a unit is rented if the owner is not present during the STR stay (Q.#9 – 2,599 out of 4,704 responses)

Other Jurisdictions

- Arlington County (Adopted 12-10-16, rev. 1-28-17)
 - Allowed in primary residences (min. 185 days/year residency requirement)
 - Use of entire home including, accessory dwelling but not detached accessory buildings
 - Larger of 6 guests, or 2 guests/bedrooms per night (NTE that allowed by Building Code)
 - Smoke detectors, fire extinguishers & carbon monoxide detectors required
 - No commercial activities permitted: weddings, meetings, etc.

Other Jurisdictions

- Town of Blacksburg (Adopted 12-13-16)
 - Registration (required for Types A & B):
 - *Type A Rentals*: host is present & no more than 2 bedrooms are rented; limited to 90 days per year
 - *Type B Rentals*: all others including, more than 2 bedrooms & absentee host; limited to 30 days of the 90 days total
 - Less than 24-hour occupancy of homestay is not permitted
 - Maximum of 6 guests with the principal guest being over 18
 - Smoke detectors, fire extinguishers & carbon monoxide detectors required (host to certify prior to approval)

Other Jurisdictions

- San Francisco (Adopted 10-27-14, rev. 7-30-15)
 - Hosts have to be permanent residents (min. 275 nights per year)
 - Limited to 90 nights/year without hosts, no limit if host present
 - Smoke detectors, fire extinguishers & carbon monoxide detectors required
 - No commercial activities permitted: weddings, meetings, etc.
 - Not permitted in commercial/industrial structures, RVs & Camper Vans
 - No more than 5 beds (5 contracts) may be rented at one time

Next Steps

- Continue to seek public input via Survey
- Conduct community meetings in various locations throughout the County
- Continue participation in multi-jurisdictional work group to gain/share ideas about regulations & registry
- Return to DPC in September with update



Questions?