

SHORT-TERM LODGING ZONING ORDINANCE AMENDMENT

PHASE 1: SHORT-TERM LODGING – RESIDENTIALLY OPERATED

Website for Short Term Lodging (Residential)

<https://www.fairfaxcounty.gov/planning-zoning/zoning/short-term-property-rentals>

Staff Report

<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/zoning%20ordinance/proposed%20amendments/shorttermrental.pdf>

Public Hearing Schedule and Location

Planning Commission Public Hearing: May 3, 2018 at 7:30 p.m.
Board of Supervisors Public Hearing: June 19, 2018 at 4:00 p.m.

Board Auditorium
Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia

PHASE 2: SHORT-TERM LODGING – COMMERCIALY OPERATED

Will address “lease-up” time period for new multiple family dwelling developments and potentially would allow short term rentals of a maximum percentage over an unlimited timeframe.

No hearing dates scheduled at this time, as research is on-going regarding building code, life safety requirements, and land use impacts, as well as conducting outreach to gather input from interested parties.

Primary Zoning Administration Division Website

<https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance>

Contact Information

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Short Term Lodging (STL) Amendment

Residential Owner/Renter Operate Dwellings Only

Staff has proposed amendment requirements for the Board’s consideration. However, the legal advertisement has provided flexibility so the Board has options when determining the appropriate regulations for this use. The following table details the proposed amendment requirement as well as the options provided to the Board.

Topic	Proposed Amendment Requirement	Option Provided through Advertisement
Authorized Agent	<ul style="list-style-type: none"> Designate at least one adult as an Authorized Agent (AA) when Operator is not available Posted AA contact info. in STL area Provided AA contact info in written material given to lodgers 	<ul style="list-style-type: none"> Option to require Operator to be present during rental, so no AA required Subject AA to proximity, response time or other limitations
Number of Nights	<ul style="list-style-type: none"> No more than 90 nights per calendar year No limit on number of nights Operator must be present during 90 days of rentals 	<ul style="list-style-type: none"> Range of up to 180 nights per year Range of up to 180 nights Operator must be present during rental
Number of Lodgers	<ul style="list-style-type: none"> Not to exceed 6 adults (except where the Virginia Uniform Statewide Building Code allows fewer occupants) 	<ul style="list-style-type: none"> Range of 2 to unlimited persons if Operator is present and a range of 4 to unlimited persons if operator is not present (except as limited by the Virginia Uniform Statewide Building Code)
Rental Contract	<ul style="list-style-type: none"> Maximum of 1 rental contract per night 	<ul style="list-style-type: none"> Range of 1 to 5 rental contracts per night
Advertisements	<ul style="list-style-type: none"> Identify where lodgers can legally park or state that parking is not available. 	<ul style="list-style-type: none"> Requirement of 1 to 2 parking spaces
Permit	<ul style="list-style-type: none"> \$200 permit that is valid for two years from date of issuance 	<ul style="list-style-type: none"> Fee range of \$50 to \$250 Range of permit validity from 1 to 2 years
Bed and Breakfast Fee	<ul style="list-style-type: none"> \$8,180 	<ul style="list-style-type: none"> Range of \$4,085 to \$16,375