



# **Short-Term Lodging**

## **Zoning Ordinance Amendment**

### **Survey Results**

**&**

### **Outline of Possible Provisions**

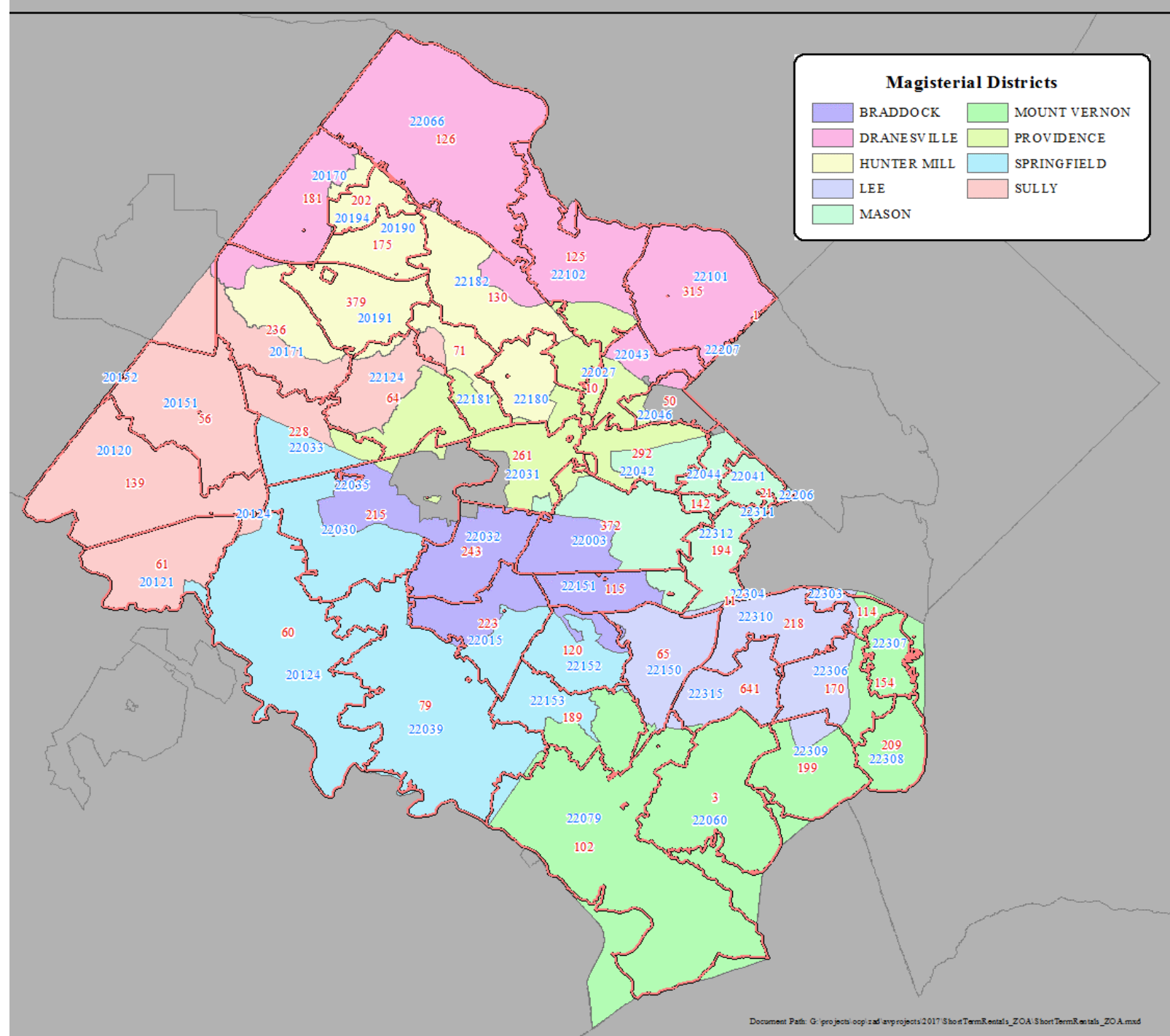
# Survey Summary

Total Responses at close of survey (August 31, 2017):

7,671

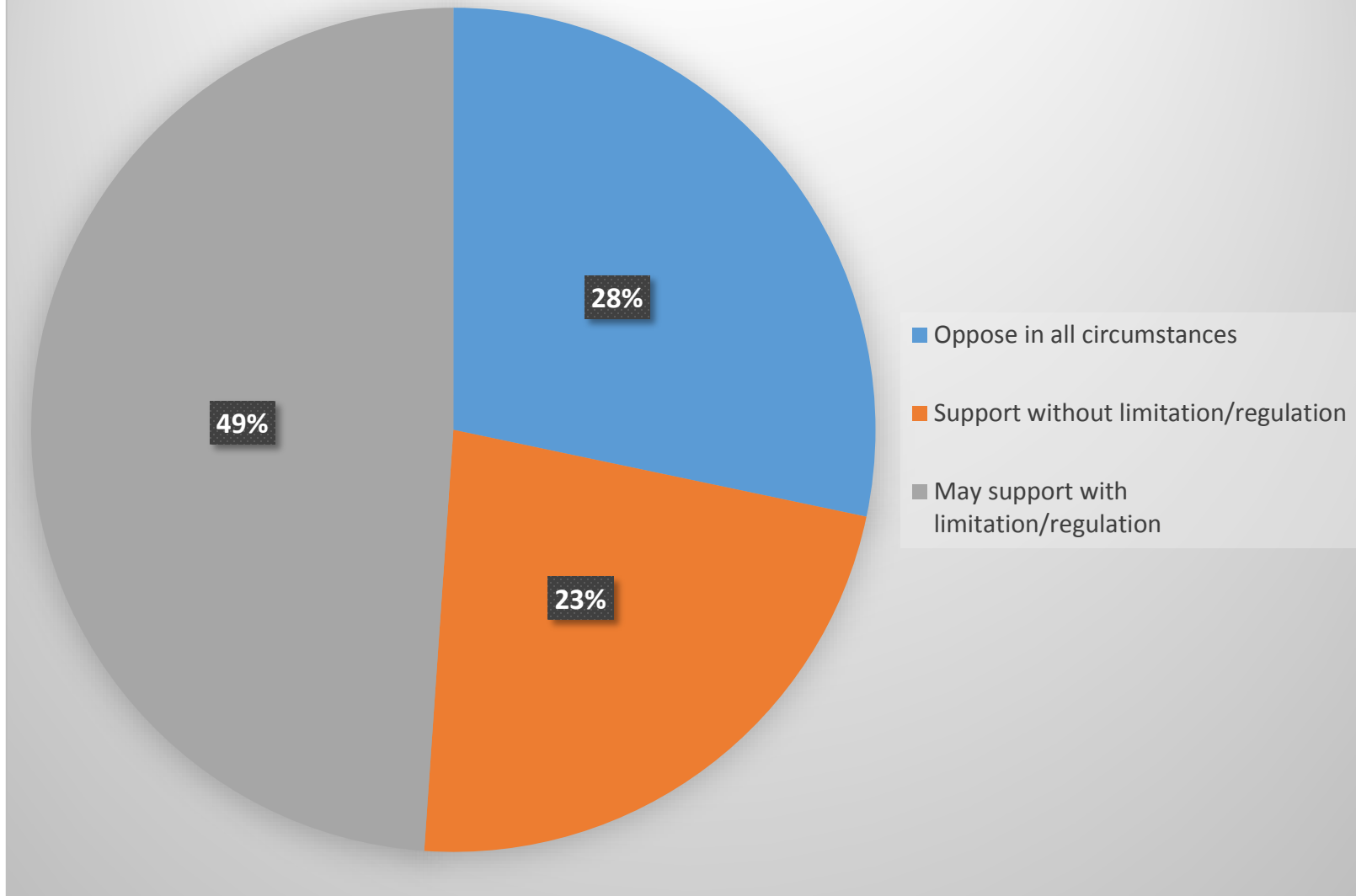
3,295 survey participants provided written comments

# Location of Survey Participants By Zip Code and Magisterial District



# Survey Summary

## Summary of 3,295 Written Comments (Question 12)



# Topic Area Summary of Written Comments

## Topic Area Identified

Neighborhood Character (1,078)	Inspection/Enforcement/Complaint (502)
Safety/Security (474)	Parking/Traffic (470)
Taxes/Income (440)	Noise/Events (296)
Homeowner/Condominium Association (214)	Affordability/Housing Supply (123)
Trash/Litter (75)	No specific topics identified (999)

# Topic Areas Noted in Previous Community Meetings

- Negative impacts on property values and neighborhood character.
- Parking and safety related to more people in neighborhoods.
- Operation by primary resident desired over investor living offsite.
- Offers affordable accommodations for military family, job interview candidates, travelling nurses.
- Provides opportunity to earn income to make homeownership more affordable.

# Outline of Possible Provisions: Definitions

**Short-Term Lodging:** *the provision of a room or space that is suitable or intended for occupancy for sleeping or lodging purposes, for a period fewer than 30 consecutive days, in exchange for a charge for the occupancy. Such use does not include ACCESSORY DWELLING UNIT, BED AND BREAKFAST, or HOTEL/MOTEL.*

**Operator:** *the proprietor of any dwelling, sleeping or lodging accommodations offered as Short-Term Lodging, whether as owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.*

# Outline of Possible Provisions: Standards

## Related to Operator:

- Should dwelling be operator's primary residence?

Established by minimum # of days per year

*Other Jurisdictions – Arlington: 185 days/year*

*San Francisco: 275 days/year*

- Tenancy of resident:

Owner of unit

Renter of unit - Require owner consent to operate?

*Other Jurisdictions – Most jurisdictions allow owners and renters to operate short-term rentals*



# Outline of Possible Provisions: Standards

## Related to Dwelling Unit:

- Allow in all dwelling types  
*Survey Response - 74%+ recommend allowing in SFD, SFA, MF-condo, 63% in MF-rental, and 45% in mobile homes*
- Allow limited amount in multiple family rental buildings (10-15%?)
- Require smoke & CO detectors, fire extinguisher, emergency exit plan & second means of egress  
*Other Jurisdictions - Required by most jurisdictions*
- Consent for reasonable access for inspections by County staff

# Outline of Possible Provisions: Standards

## Standards related to Operation:

Limit # of overnight rentals per year when Operator is present

*Survey Results - almost half specified no limit; 18% recommend 30 days, others recommend everything between 0-365 days/year.*

*Other Jurisdictions - Arlington & San Francisco: no limit,  
Blacksburg: 90 days/year*

Limit # of overnight rentals per year when Operator is NOT present

*Survey Results - 57% support a limit with 25% recommending 0 days and 15% recommending 30 days; 33% recommend no limit*

*Other Jurisdictions – Arlington: no limit, San Francisco: 90 days,  
Blacksburg: 30 days out of 90 days total*

# Outline of Possible Provisions: Standards

## Standards related to **Operation**:

Limit # of bedrooms available for rental

*Other Jurisdictions - Arlington & Blacksburg: no limit*

*San Francisco: not more than 5 bedrooms*

Limit # of adult guests per bedroom

*Survey Results - 76% recommend a limit with 75% recommending 2 adults/room*

*Other Jurisdictions - Arlington: 2 adults/bed & 6 total*

*Blacksburg: not more than 6 guests total*

# Outline of Possible Provisions: Standards

## Standards related to **Operation**:

Prohibit events (weddings, seminars, parties, etc.)

*Other Jurisdictions - Both Arlington & San Francisco limit events & commercial activities*

Limit number of contract per night

*Survey Results - 58% supported limit & 32 % did not support limit*

*Other Jurisdictions - Arlington: 1 max*

*San Francisco: 5 max*

# Outline of Possible Provisions: Standards

## Related to Operation:

- Require off-street parking space

*Other Jurisdictions - Most jurisdictions do not require parking*

*- Montgomery County: requires one off-street parking per contract unless online listing states parking is prohibited*

- Annually renewable permit & registration (Va. Code § 15.2-983)

*Other Jurisdictions - Most are valid for one to two years*

# Outline of Possible Provisions: Standards

## Related to Operation:

- Establish reasonable fee  
*Other Jurisdictions - Arlington: \$63/year, San Francisco: \$250/2 years*
- Permit revocable for non-compliance  
*Other Jurisdictions - Most jurisdictions have revocation provisions*
- Transient Occupancy Tax (TOT) remittance  
*Other Jurisdictions - Required by most jurisdictions, method of reporting amount due varies*

# Other Provisions/Regulations

- Revise Chapter 4 of County Code - Tax remittance obligation
- Develop registry database, application forms, and website specific to this use
- Adjust other Zoning Ordinance provisions, as appropriate



# Questions?

**Information on upcoming meetings found at:**  
**<http://www.fairfaxcounty.gov/dpz/short-term-rentals.htm>**