

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS COMMITTEE
THURSDAY, SEPTEMBER 28, 2017**

PRESENT: James T. Migliaccio, Lee District, Chairman
Ellen J. Hurley, Braddock District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District
James R. Hart, Commissioner At-Large

ABSENT: Karen A. Keys-Gamarra, Sully District
Janyce N. Hedetniemi, Commissioner At-Large

OTHERS: Kimberly Bassarab, Assistant Director, Planning Commission
Inna Kangarloo, Senior Deputy Clerk, Planning Commission
Sara Morgan, Zoning Administration Division (ZAD), Department of Planning
and Zoning (DPZ)
Donna Pesto, ZAD, DPZ
Lily Yegazu, ZAD, DPZ
Sarah Hensley, Office of County Attorney

ATTACHMENTS:

- A. Short-Term Rentals Survey Results Summary, August 31, 2017
- B. Memo – Short-Term Rental Update and Discussion of Regulation Parameters
- C. Summary of Regulations Adopted and/or Considered by Other Jurisdictions

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Chairman James T. Migliaccio called the meeting to order at 7:03 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Lily Yegazu, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ) briefed the Committee members on the short-term lodging regulation parameters and the results of the on-line survey. Ms. Yegazu highlighted the key-definitions and standards as they relate to the operator, dwelling unit and operation process. She further noted a number of community meetings that were held and the topic areas discussed during those meetings. She indicated that the next steps would include revision of Chapter 4 of the County Code, development of the registry database, application forms and website specific for this use and adjusting the Zoning Ordinance provisions, as applicable. In conclusion she provided the details of the on-line survey results (Attachment B).

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Lily Yegazu, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ) and Donna Pesto, ZAD, DPZ discussed with the Committee members the short-term rentals regulations adopted by the neighboring jurisdictions.

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Chairman Migliaccio encouraged Committee members to send further comments and questions to Ms. Yegazu and Ms. Pesto electronically.

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Chairman Migliaccio stated that the date of the Short-Term Rentals Workshop would be discussed with staff and advertised at a later time.


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The meeting was adjourned at 8:26 p.m.
James T. Migliaccio, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: December 7, 2017



John W. Cooper, Clerk to the
Fairfax County Planning Commission



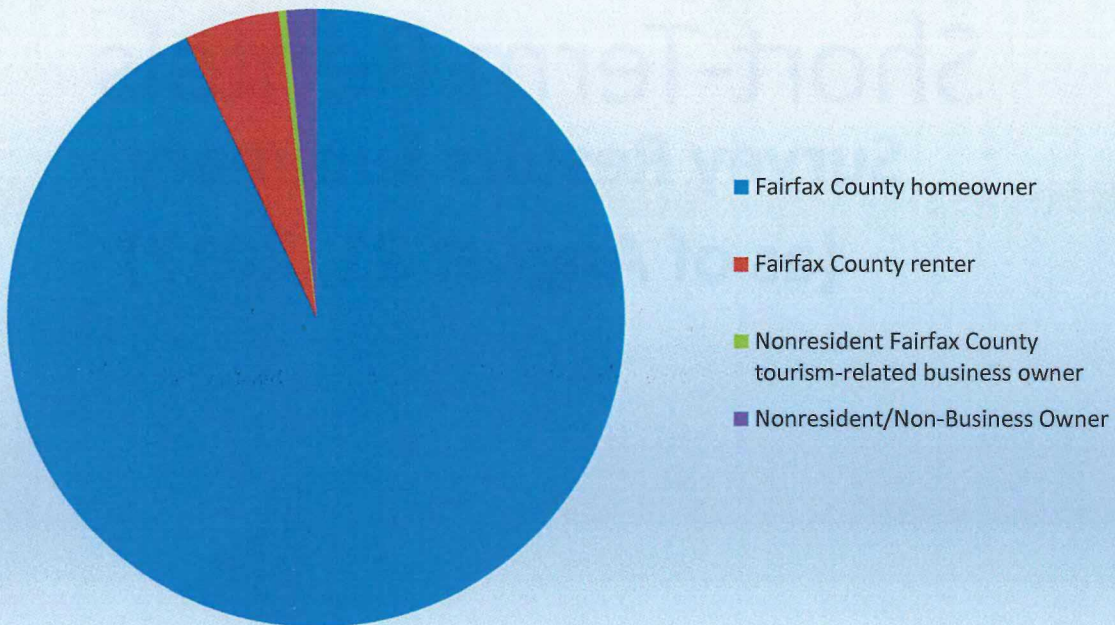
Short-Term Rentals Survey Results Summary (as of August 31, 2017)

Question #1

Please select the option that best describes you.

| Answer Choices | Responses | |
|---|-----------|-------------|
| Fairfax County homeowner | 93.03% | 7136 |
| Fairfax County renter | 4.97% | 381 |
| Nonresident Fairfax County tourism-related business owner | 0.40% | 31 |
| Nonresident/Non-Business Owner | 1.60% | 123 |
| Answered | | 7671 |
| Skipped | | 0 |

Please select the option that best describes you.



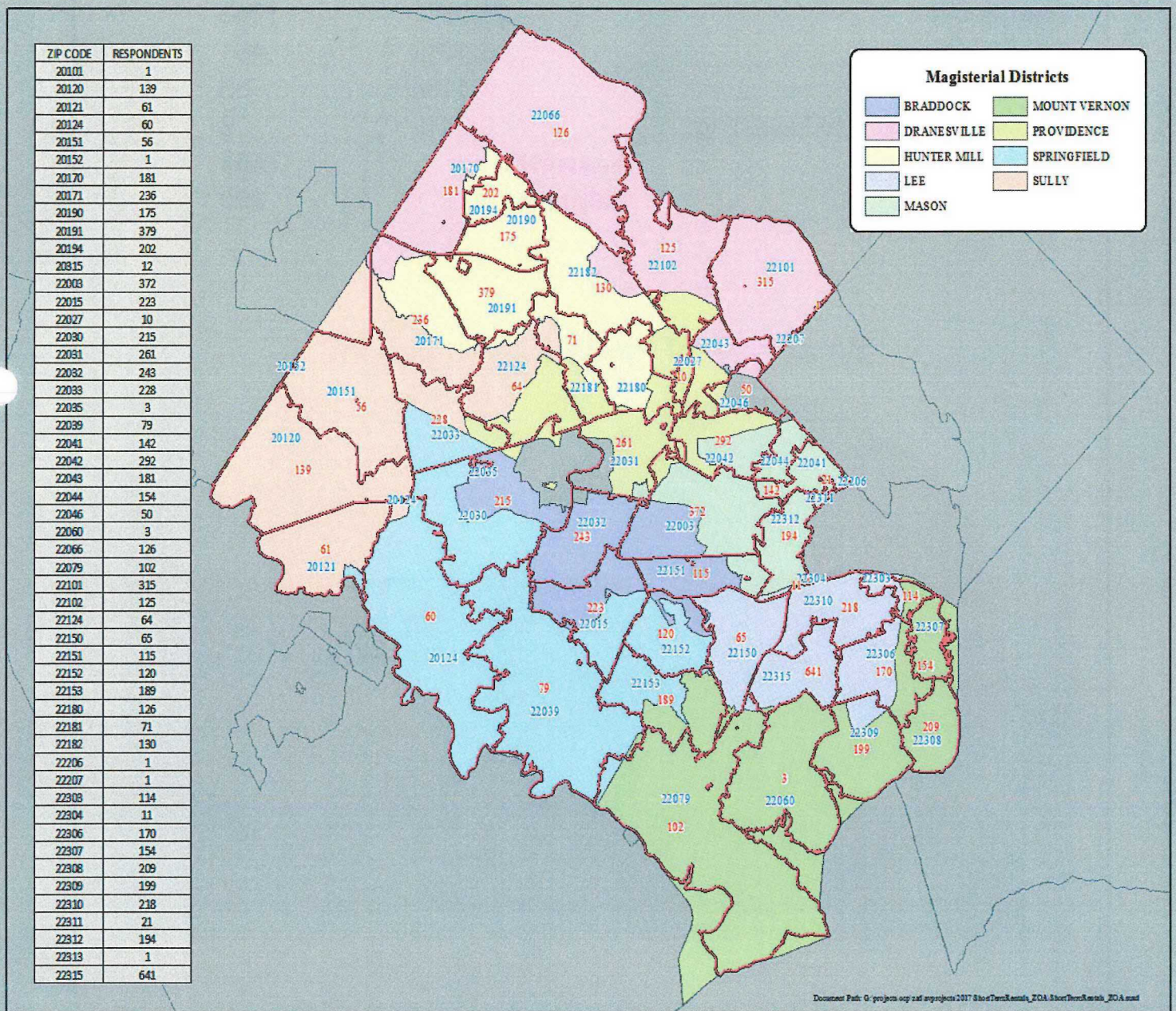
Question #2

Short-Term Rentals Survey: Proposed Regulations

Please enter the zip code where you live.

Answered 7481

Skipped 190



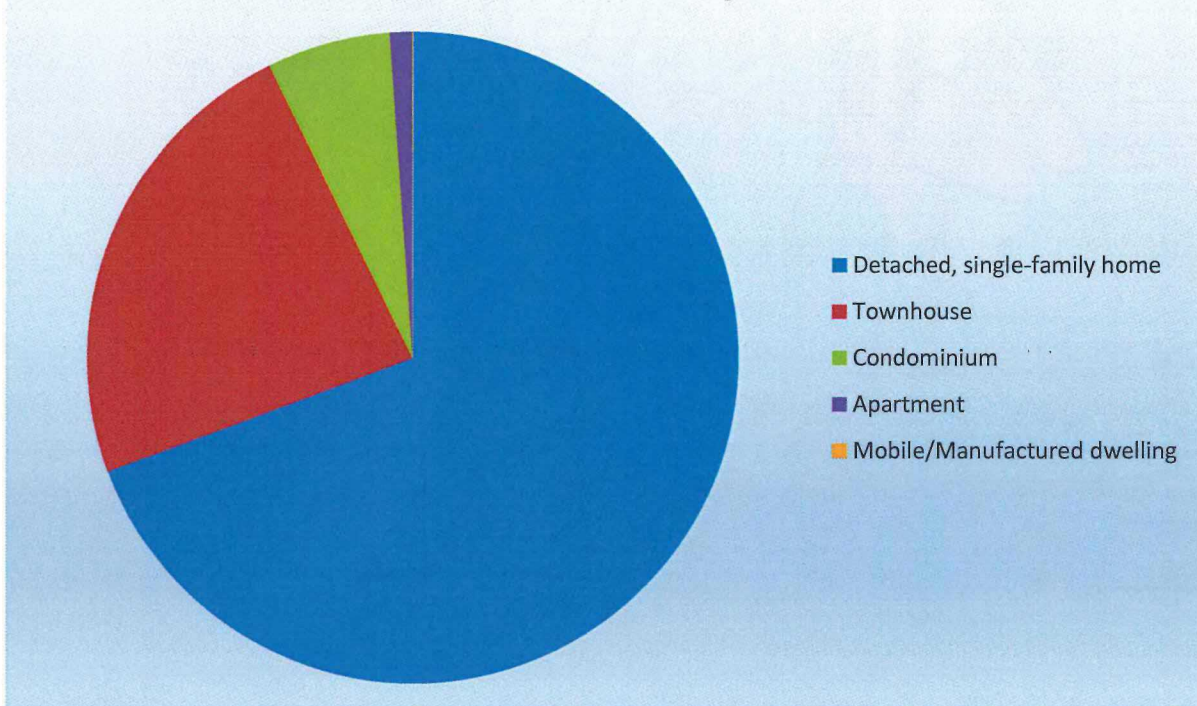
Question #3

Short-Term Rentals Survey: Proposed Regulations

What type of home do you live in?

| Answer Choices | Responses | |
|------------------------------|-----------|------|
| Detached, single-family home | 69.32% | 5172 |
| Townhouse | 23.35% | 1742 |
| Condominium | 6.18% | 461 |
| Apartment | 1.11% | 83 |
| Mobile/Manufactured dwelling | 0.04% | 3 |
| Answered | | 7461 |
| Skipped | | 210 |

What type of home do you live in?



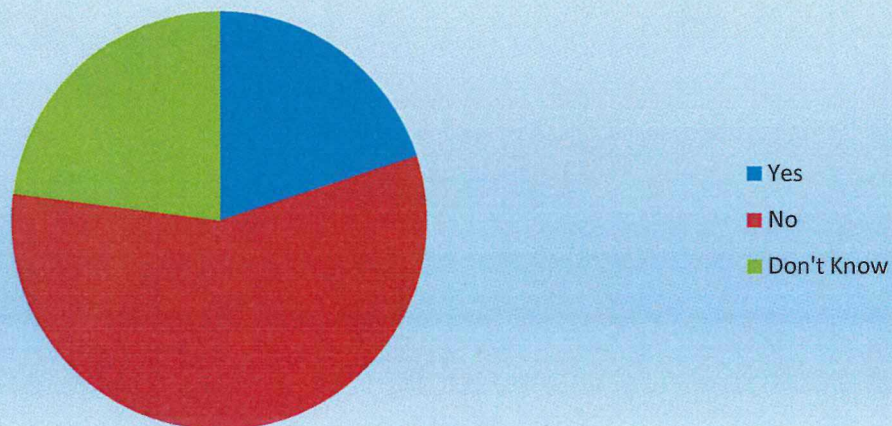
Question #4

Short-Term Rentals Survey: Proposed Regulations

Short-term rentals are rentals of **less than 30 consecutive days that are often listed on platforms such as Airbnb, HomeAway, FlipKey, or Roomarama**. Are you aware of short-term rentals operating in your neighborhood?

| Answer Choices | Responses | |
|----------------|-----------|------|
| Yes | 20.03% | 1499 |
| No | 57.04% | 4268 |
| Don't Know | 22.93% | 1716 |
| Answered | | 7483 |
| Skipped | | 188 |

Short-term rentals are rentals of less than 30 consecutive days that are often listed on platforms such as Airbnb, HomeAway, FlipKey, or Roomarama. Are you aware of short-term rentals operating in your neighborhood?



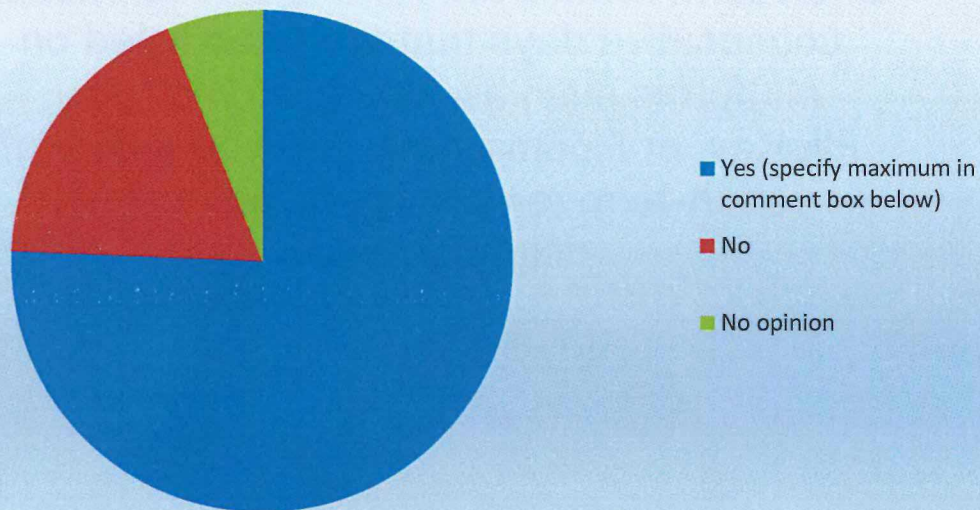
Question #5

Short-Term Rentals Survey: Proposed Regulations

Should Fairfax County **limit the number of adult guests per bedroom** in a short-term rental?

| Answer Choices | Responses | |
|--|-----------|------|
| Yes (specify maximum in comment box below) | 75.63% | 5643 |
| No | 18.23% | 1360 |
| No opinion | 6.14% | 458 |
| If you answered yes, please tell us what is the maximum number of adults that should be allowed. | | 5551 |
| Answered | | 7461 |
| Skipped | | 210 |

Should Fairfax County limit the number of adult guests per bedroom in a short-term rental?



| # of Adults/Bedroom | Responses (5,316) | Percentage |
|---------------------|-------------------|------------|
| 2 | 3,988 | 75% |
| 4 | 393 | 7% |
| 0 | 368 | 7% |

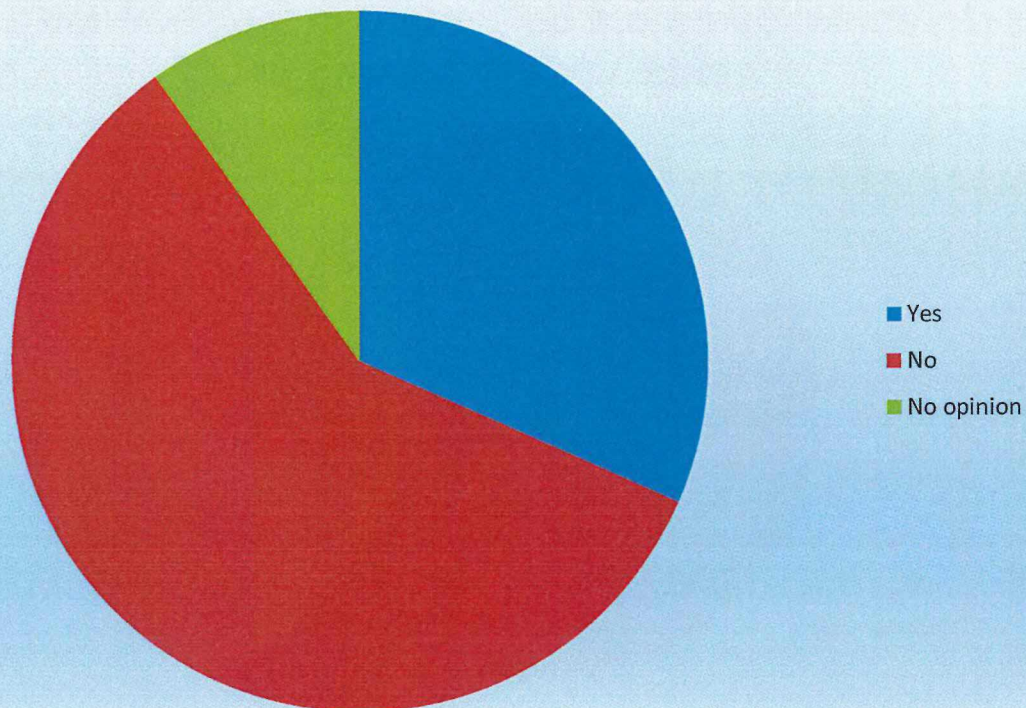
Question #6

Short-Term Rentals Survey: Proposed Regulations

Should a short-term rental operator be able to **rent rooms to different people/groups during the same time period**? For example, if there are three rooms available to rent, can one group book two rooms and a different person/group book the other room for the same period of time.

| Answer Choices | Responses | |
|----------------|-----------|------|
| Yes | 31.59% | 2362 |
| No | 58.49% | 4373 |
| No opinion | 9.92% | 742 |
| Answered | | 7477 |
| Skipped | | 194 |

Should a short-term rental operator be able to rent rooms to different people/groups during the same time period?



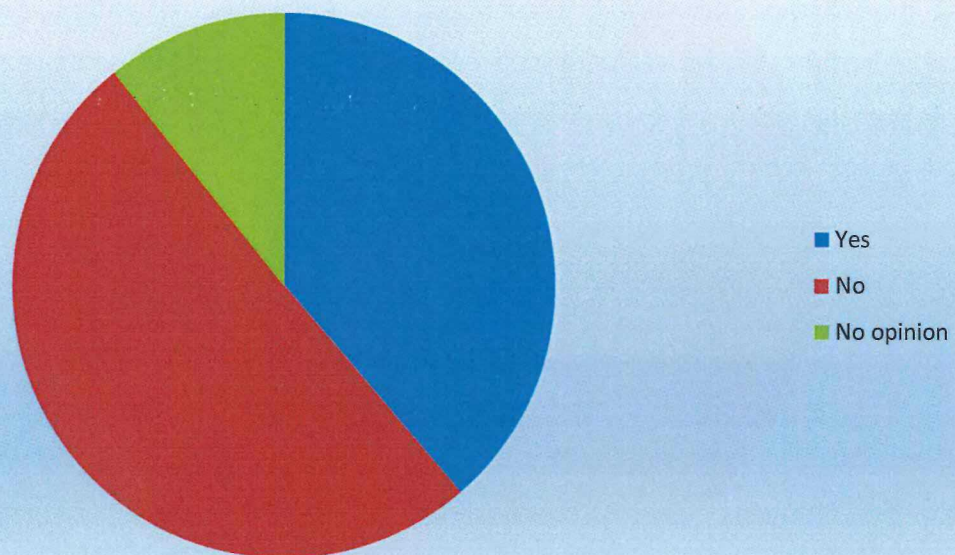
Question #7

Short-Term Rentals Survey: Proposed Regulations

Should Fairfax County require that short-term rental **operators be present** in the short-term rental while it is being used?

| Answer Choices | Responses | |
|----------------|-----------|------|
| Yes | 38.66% | 2838 |
| No | 50.57% | 3712 |
| No opinion | 10.76% | 790 |
| Answered | | 7340 |
| Skipped | | 331 |

Should Fairfax County require that short-term rental operators be present in the short-term rental while it is being used?



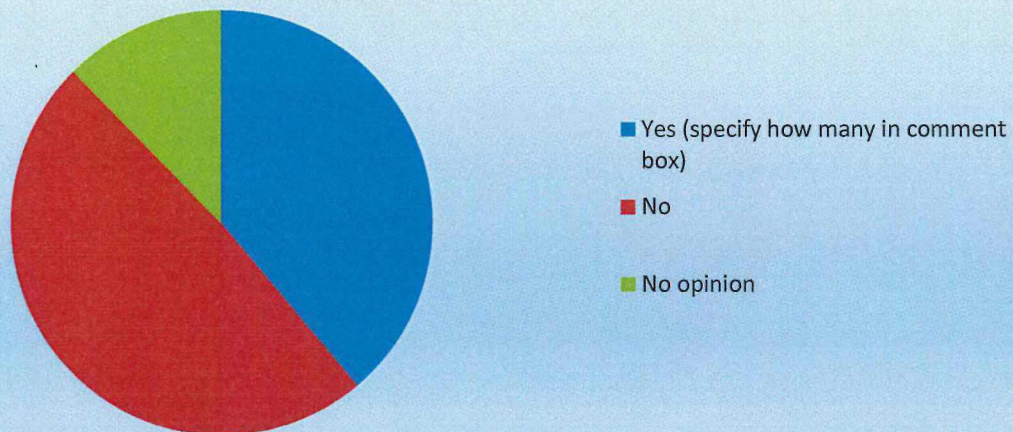
Question #8

Short-Term Rentals Survey: Proposed Regulations

Should Fairfax County **limit the maximum number of nights per year a dwelling may be rented** as a short-term rental unit **if the homeowner/operator is present** in the short-term rental while it is being used?

| Answer Choices | Responses | |
|---|-----------|------|
| Yes (specify how many in comment box) | 38.90% | 2853 |
| No | 48.67% | 3570 |
| No opinion | 12.43% | 912 |
| If you answered yes, please tell us how many nights per year. | | 2786 |
| | Answered | 7335 |
| | Skipped | 336 |

Should Fairfax County limit the maximum number of nights per year a dwelling may be rented as a short-term rental unit if the homeowner/operator is present in the short-term rental while it is being used?



| # of Nights/Year | Responses (2,662) | Percentage |
|------------------|-------------------|------------|
| 30 | 471 | 18% |
| 0 | 438 | 16% |
| 60 | 161 | 6% |

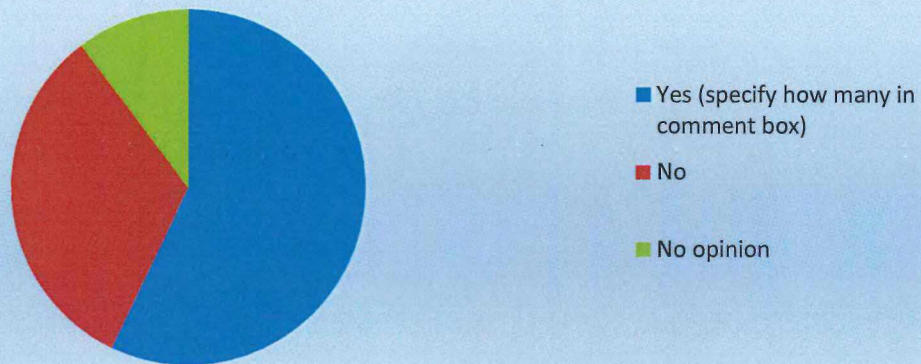
Question #9

Short-Term Rentals Survey: Proposed Regulations

Should Fairfax County **limit the maximum number of nights per year** a dwelling may be rented as a short-term rental unit **if the homeowner/operator is not required to be present** in the short-term rental while it is being used?

| Answer Choices | Responses | |
|---|-----------|------|
| Yes (specify how many in comment box) | 57.14% | 4188 |
| No | 32.51% | 2383 |
| No opinion | 10.34% | 758 |
| If you answered yes, please tell us how many nights per year. | | 4012 |
| | Answered | 7329 |
| | Skipped | 342 |

Should Fairfax County limit the maximum number of nights per year a dwelling may be rented as a short-term rental unit if the homeowner/operator is not required to be present in the short-term rental while it is being used?



| # of Nights/Year | Responses (3,853) | Percentage |
|------------------|-------------------|------------|
| 0 | 944 | 25% |
| 30 | 580 | 15% |
| 60 | 214 | 6% |

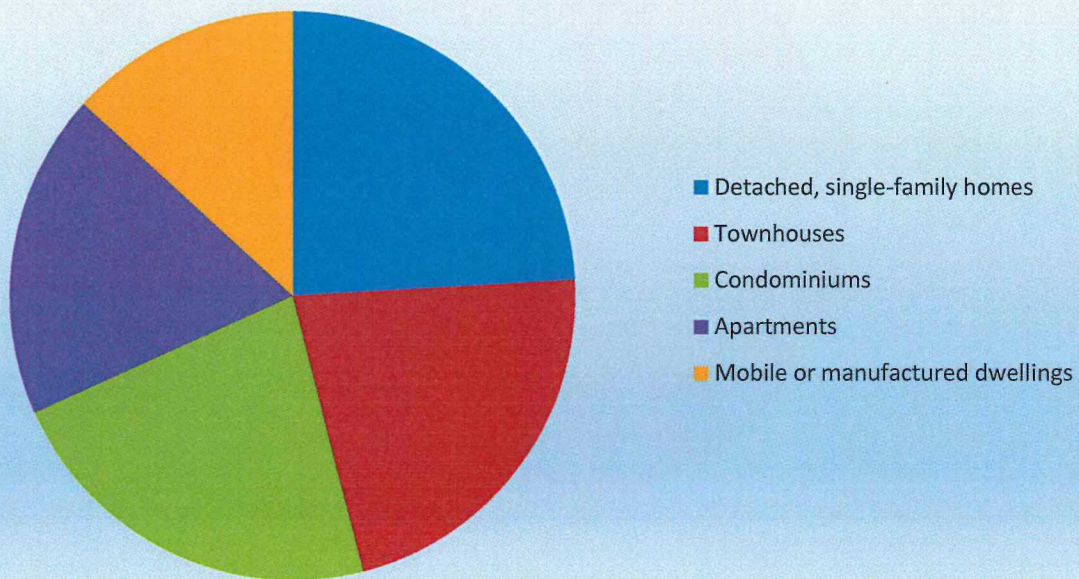
Question #10

Short-Term Rentals Survey: Proposed Regulations

Fairfax County should **allow short-term rentals in (select all that apply):**

| Answer Choices | Responses | |
|----------------------------------|-----------|------|
| Detached, single-family homes | 81.96% | 5189 |
| Townhouses | 74.43% | 4712 |
| Condominiums | 75.85% | 4802 |
| Apartments | 62.96% | 3986 |
| Mobile or manufactured dwellings | 44.97% | 2847 |
| Answered | | 6331 |
| Skipped | | 1340 |

Fairfax County should allow short-term rentals
in (select all that apply):



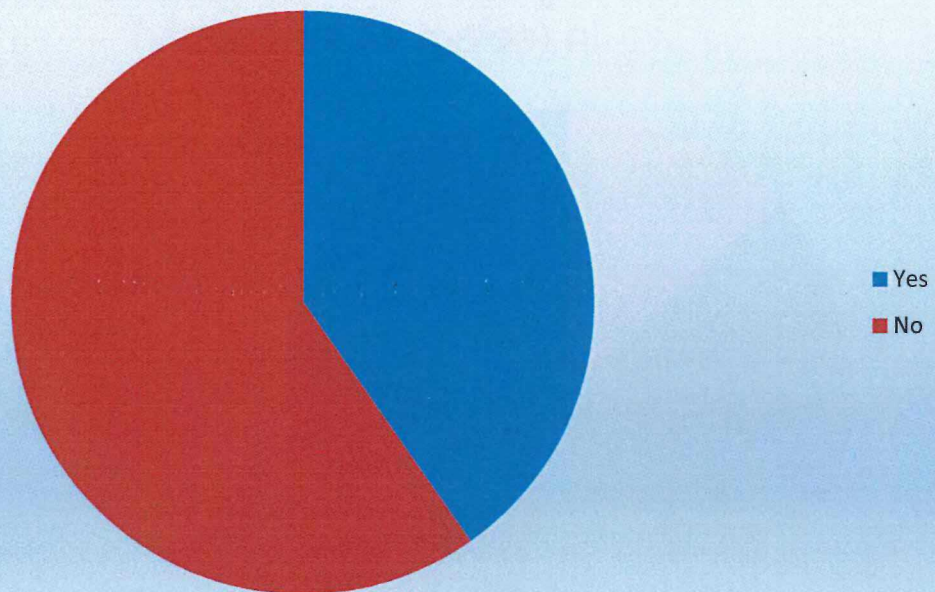
Question #11

Short-Term Rentals Survey: Proposed Regulations

Have you ever **rented a room or entire home** through a short-term rental website?

| Answer Choices | Responses | |
|----------------|-----------|------|
| Yes | 40.22% | 2923 |
| No | 59.78% | 4344 |
| Answered | | 7267 |
| Skipped | | 404 |

Have you ever rented a room or entire home through a short-term rental website?

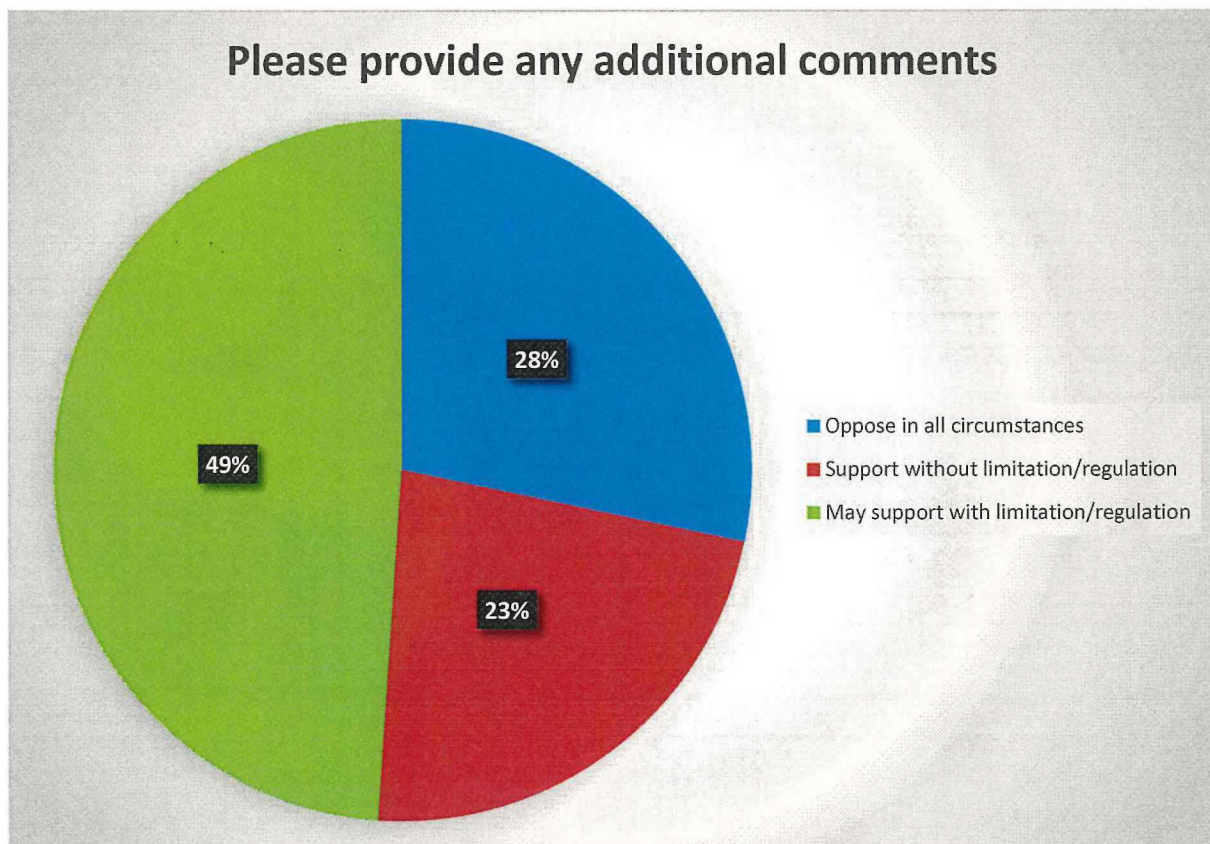


Question #12

Short-Term Rentals Survey: Proposed Regulations

Please provide any additional comments?

| | Responses | |
|--|-----------|-------|
| Oppose in all circumstances | 28.3% | 934 |
| Support without limitation/regulation | 22.8% | 751 |
| May support with limitation/regulation | 48.9% | 1,610 |
| Answered | | 3,295 |
| Skipped | | 4,376 |





County of Fairfax, Virginia

MEMORANDUM

DATE: September 28, 2017

TO: Planning Commission Land Use Process Review Committee

FROM: Donna Pesto, Deputy Zoning Administrator
 Lily Yegazu, Senior Assistant to the Zoning Administrator
 Department of Planning and Zoning

SUBJECT: Short-Term Rental Update and Discussion of Regulation Parameters

Attached is a summary of the on-line survey regarding short-term rental operations. Additionally, a table outlining various regulations from other jurisdictions (in Virginia and outside the state) that pertain to short-term rentals. These are provided for context and background to inform the Planning Commission's consideration of this potential amendment.

For consideration and discussion at the Land Use Process Review Committee, staff would like to present and discuss the following regulation parameters related to the establishment of a short-term rental operation in a dwelling:

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.

Standards Related to the Operator:

1. Should the dwelling be the operator's primary residence?
2. Establish minimum number of days per year for primary residence?

Other Jurisdictions: Arlington: 185 days/year, San Francisco: 275 days/year

3. Tenancy of resident

- a. Allow for owner of dwelling
- b. Allow for renter of dwelling? Require Owner's consent?

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

Standards Related to the Dwelling Unit:

1. Allow in all dwelling types

Survey Response: 74%+ recommend allowing in SFD, SFA, MF-condo, 63% in MF-rental, and 45% in mobile homes

2. Allow limited amount in multiple family rental buildings (10-15%)
3. Require smoke & CO detectors, fire extinguisher, emergency exit plan & second means of egress

Other Jurisdictions: Required by most jurisdictions

4. Consent for reasonable access for inspections by County staff

Standards related to Operation:

1. 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

2. 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

3. 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

4. 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

5. Limit # of bedrooms available for rental

Other Jurisdictions: Arlington & Blacksburg: no limit; San Francisco: not more than 5 bedrooms

6. 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

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

Other Jurisdictions: Both Arlington & San Francisco limit events & commercial activities

-
8. 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

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

Other Jurisdictions: Most are valid for one to two years

10. Establish reasonable fee

Other Jurisdictions: Arlington: \$63/year; San Francisco: \$250/2 years

11. Permit revocable for non-compliance

Other Jurisdictions: Most jurisdictions have revocation provisions

12. 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

On-Line Survey Results

Total Responses at close of survey (August 31, 2017): **7,671**

Survey participants provided written comments: **3,295**

- 49% May support with limitations
- 28% Oppose under any circumstances
- 23% Support without any limitations

Topic Area Summary of Written Comments (Top 4 in Red)

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

Summary of Community Meetings

September 5, 2017 – Hunter Mill Governmental Center
September 13, 2017 – South County Governmental Center
September 25, 2017 – Dranesville Governmental Center

Topic Areas Noted in Community Meetings

- o Negative impacts on property values and neighborhood character.
- o 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.

Next Steps

Provide update to and request recommendation from the Board of Supervisor's Development Process Committee on October 3, 2017.

Conduct community meeting at Gov. Ctr. on October 12 (Tentative) and possibly a Planning Commission Public Input Session (TBD) to vet strawman

Continue participation in multi-jurisdictional work group to gain/share ideas about regulations & registry

Return to full Board for Authorization early 2018

Attachments: A/S

SUMMARY OF REGULATIONS ADOPTED AND/OR CONSIDERED BY OTHER JURISDICTIONS

| Jurisdiction | Arlington County VA | Town of Blacksburg VA | City of Charlottesville VA | Montgomery County MD (Draft Regulations) |
|------------------------------------|--|--|---|--|
| Definitions | <p>Accessory Homestay: A home occupation in which an owner(s) or tenant(s) of a dwelling unit who uses such dwelling unit as his/her primary residence, rents to a lodger, either such dwelling unit, or any portion thereof.</p> <p>Responsible party: The owner or tenant, or an individual or business entity designated by the owner or tenant, of a dwelling unit in which an accessory homestay is permitted, who is available 24 hours a day, 7 days a week to respond to and resolve issues and complaints that arise during all times in which the dwelling unit is being used for an accessory homestay, so that a reasonably prompt, in-person response can be made at the accessory homestay when necessary.</p> | <p>Homestay: accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for a short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the homestay unit shall remain residential.</p> | <p>Bed and Breakfast (Homestay): a temporary lodging facility operated within a single family residence which is owner occupied and managed; having no more than two (2) guest rooms; and wherein food service shall be limited to breakfast and light fare for guests only.</p> <p>Responsible Party: Individual or business entity located within 30 miles who will be available 24 hours a day, 7 days a week, to respond to resolve issues and complaints (in person, if necessary) that arise during the period of time in which the dwelling is being used as a homestay.</p> | <p>Short-Term Rental: the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days. Short-Term Residential Rental is not a Bed and Breakfast.</p> <p>(Record of all overnight visitors must be maintained and readily available for inspection by HHS staff).</p> |
| Primary Residence Requirement | Established with minimum of 185 days/year. | Only proof of primary residency required. | Established with minimum of 180 days/year. | Only proof of primary residency required. |
| Tenancy of Resident | Both owners and renters may participate. | Only owner that lives at homestay may participate. | Owner or resident manager or responsible party located not more than 30 miles from rental unit. | Both owners and renters may participate. |
| Allowable Dwelling Type | All dwelling types except detached accessory structures. | All dwelling types. | All dwelling types. | All dwelling types except Farm Tenant Dwelling or on a site that includes an Accessory Apartment. |
| Life Safety Compliance | Smoke detectors, fire extinguishers and where applicable carbon monoxide detectors required. | Smoke and carbon monoxide detectors in all sleeping areas, in every room in the path of the means of egress from sleeping area and in each story including basements. Second means of egress in each sleeping area. | Working smoke and carbon monoxide detectors and fire extinguishers required. | Working smoke and carbon monoxide detectors and fire extinguishers required. |
| Consent for Inspections and Access | Signing application gives consent to enter unit for inspection at reasonable times and after notice has been provided. | Signing application gives consent to enter unit for inspection at reasonable times and after notice has been provided. | Signing application gives consent to enter unit for inspection at reasonable times and after notice has been provided. | Pending regulations. |

| Jurisdiction | Arlington County VA | Town of Blacksburg VA | City of Charlottesville VA | Montgomery County MD (Draft Regulations) |
|-------------------------------------|--|--|--|---|
| Permit Type | Annually renewable Accessory Homestay Permit . Revocable for 3 or more violations, non-compliance or failure to allow inspections. | Annually renewable Homestay Permit . Only one permit per host allowed. Revocable for 3 or more substantiated complaints, non-compliance and failure to allow inspections. | Annually renewable Home Occupation Provisional Use Permit / Homestay . Revocable by ZA with 3 or more substantiated complaints within a calendar year. | Annually renewable license (Issued by HHS). |
| Application Fee | \$63.00 | None. | \$100.00 | Pending. |
| TOT Remittance | Required. | Required. | Required. | Pending regulations. |
| Limit on # of Days/Year | N/A | Type A: 90 days/year with host present. Type B: 30 days out of 90 days total without host present. | 14 days in any 30-day period. | No limit with host present. 90 days/year without host present. |
| Events & Commercial Activities | Prohibited. | N/A | N/A | Pending regulations. |
| Limit on # of Contracts/Day | One/night. | N/A | N/A | Pending regulations. |
| Limit on # of Bedrooms for Rent/Day | Determined by limits on occupants. | Type A: 2 bedrooms maximum. Type B: No limit. | N/A | Pending regulations. |
| Limit on # of Adult Guests/Bedroom | Larger of either 6 guests or 2 guests/bedroom. (NTE* that allowed by Building Code.) | N/A (NTE 6 guests total per night per unit.) | N/A (NTE 6 adults per night per tax map parcel.) | 2 guests/bedroom. (NTE 6 adults per night per unit.) |
| Adjacent Property Notification | N/A | N/A | N/A | Required. |
| Parking | N/A | N/A | N/A | One off-street parking space per contract unless the online listing indicates that vehicle parking is prohibited. |

NTE*: Not to Exceed

| Jurisdiction | City of Santa Monica CA | City & County of San Francisco CA | City of Austin TX |
|------------------------------------|---|---|---|
| Definitions | <p>Home-Sharing: The rental of a person's private residence while the primary occupant is present during the rental and whereby the person is hosting the visitor. PERMITTED CITYWIDE.</p> <p>Vacation Rental: The exclusive rental of a private residence for transient use. In such cases the resident is either not present or there is no full time resident that lives in the unit. - PROHIBITED CITYWIDE.</p> | <p>Short-Term Residential Rental: A Tourist or Transient Use where all of the following conditions are met:</p> <p>(a) the Residential Unit is offered for Tourist or Transient Use by the Permanent Resident of the Residential Unit;</p> <p>(b) the Permanent Resident is a natural person;</p> <p>(c) the Permanent Resident has registered the Residential Unit and maintains good standing on the Department's Short-Term Residential Rental Registry; and</p> <p>(d) the Residential Unit: is not subject to the Inclusionary Affordable Housing Program set forth in Planning Code Section 415et seq.</p> | <p>Type 1: Rental of a dwelling unit for less than 30 consecutive days; and includes the rental of <u>less</u> than the entire unit.</p> <p>Type 2: Rental of a dwelling unit for less than 30 consecutive days; is <u>not</u> part of a multifamily residential use; may <u>not</u> include the rental of less than the entire unit; may not be located within 1,000 feet of another Type 2 short-term rental; and includes secondary dwelling units.</p> <p>Type 3: Rental of a dwelling unit for less than 30 consecutive days; is part of a multifamily residential use; and may <u>not</u> include the rental of less than the entire unit.</p> |
| Primary Residence Requirement | Only proof of primary residency required. | Established with minimum of 275 days/year . New residents must have occupied the unit for at least 60 consecutive days prior to application. | Type 1: owner occupied or associated with owner-occupied principal residential unit. Type 2: <u>Not</u> owner-occupied and <u>not</u> associated with an owner-occupied principal residential unit. |
| Tenancy of Resident | Both owners and renters may participate. | Both owners and renters may participate provided primary residency is established. | Both owners and renters may participate. |
| Allowable Dwelling Type | All dwelling types except detached accessory structures. | All dwelling types where residential use is permitted except in RV, Camper Vans, temporary structures, commercial or industrial buildings. | All dwelling types. |
| Life Safety Compliance | Emergency exist route information required to be provided. | Unit must not have any outstanding Planning, Building, Housing, Fire, Health, Police, or other applicable City code violations. | Working smoke and carbon monoxide detectors and fire extinguishers required. Third party inspection required. |
| Consent for Inspections and Access | Signing application gives consent to enter unit for inspection at reasonable times and after notice has been provided. | Signing application gives consent to enter unit for inspection at reasonable times and after notice has been provided. | Subject to inspection by the building official every three years. |

NTE*: Not to Exceed

| Jurisdiction | City of Santa Monica CA | City & County of San Francisco CA | City of Austin TX |
|-------------------------------------|--|--|--|
| Permit Type | Home-Sharing Permit. | Registration and Certifications as a Host by the Office of STR every two years. Monthly affidavit affirming compliance. | Annually renewable and revocable license. Type 2 license may be issued if no more than 3% of the single-family, detached residential units within a census tract are short-term rentals. Type 3 license in a non-commercial zoning district may be issued if no more than 3% of the total number of dwelling units at the property and no more than 3% of the total number of dwelling units located within any building or detached structure at the property are short-term rental uses. |
| Application Fee | None. | \$250.00 every two years. | \$443 non-refundable one-time application fee. \$235 licensing fee (annual renewal) \$50 notification fee (Planning Dept. to notify adjacent neighbors). |
| TOT Remittance | Required. | Required. | Required. |
| Limit on # of Days/Year | No limit when host present. Not permitted without host present. | No limit with host present. 90 days/year without host present. | N/A |
| Events & Commercial Activities | Prohibited. | Prohibited. | Prohibited between 10 pm & 7 am. No outside assembly of more than 6 adults between 7 am & 10 pm. |
| Limit on # of Contracts/Day | N/A | Maximum of five/night. | Type 1: One/night. |
| Limit on # of Bedrooms for Rent/Day | N/A | N/A | N/A A short-term rental unit is presumed to have two bedrooms. |
| Limit on # of Adult Guests/Bedroom | N/A | N/A (NTE 5 guests per unit.) | Not more than 2 adults/bedroom plus 2 additional adults may be present between 10:00 pm and 7:00 am. (NTE 10 adults at one time or 6 unrelated adults.) |
| Adjacent Property Notification | N/A | N/A | Required. |
| Parking | N/A | N/A | N/A |

NTE*: Not to Exceed