

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. (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.

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.	<p>Type 1: owner occupied or associated with owner-occupied principal residential unit.</p> <p>Type 2: <u>Not</u> owner-occupied and <u>not</u> associated with an owner-occupied principal residential unit.</p>
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.

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