

## Short Term Rental Ordinance Summary

### Ordinance Adopted by City Council

January 15, 2019

<u>ITEM</u>	<u>REGULATION ADOPTED BY CITY COUNCIL</u>
Home Sharing	Permitted Use. Must pay taxes and register. Must be operator's principal residence. Operator must be present during rental period.
Conditional Use Permits	CUP required. Must meet standards of section 241.2. Must pay taxes and register  Grandfather date: July 1, 2018  <i>*No CUP required for properties within the Sandbridge Special Service District (SSD) pursuant to State legislation.</i>
Parking Requirement	One space per bedroom required, off-street. Stacking allowed. No on-street parking can be counted towards meeting minimum requirement. If minimum cannot be met, parking plan reviewed by the Zoning Administrator.
Special Events	Special event permit required for more than 50 people. No event allowed larger than 100 persons. 3 events allowed per year.
Responsible Party	Provide name and telephone number of contact person. Contact person must be available to address problem within 30 minutes. Not required to physically go to STR.
Signs	One sign permitted, not to exceed 4 square feet in size. Sign must be attached to home. Architectural signs naming the home are exempt.
Registration and Taxes	Must be maintain and pay all applicable taxes.
Code Section Summary	Summary of code section must be posted in home. Summary provided by the Zoning Administrator. Code sections include: noise, trash, fireworks, fires on beach, and parking plan.
Trash	Trash must be kept in automated refuse receptacles.
Number of Contracts	No more than 2 contracts permitted within 7 consecutive days.
Insurance Requirements	\$1,000,000 liability insurance required.
Noise	No outdoor amplified sound after 10 p.m. or before 10 a.m.
Occupancy	The total occupancy of the home between the hours of 11 p.m. and 7 a.m. shall not exceed 3 persons per bedroom.

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Grandfathering	Grandfathering date is July 1, 2018 for home to be registered with the Commissioner of Revenue. Grandfathering runs with the land and is valid until STR use ceases to exist on property. Revocation of grandfathering if overall square footage of the structure is increased by 25% or 1,000 square feet (whichever is less).
Life Safety	To the extent permissible under state law, interconnected smoke detectors and CO detectors (where applicable) required.
Accessory Structures	Accessory structures shall not be used as short term rentals.
Violations	City Council may revoke a CUP after required notice (15 days) be given and hearing.
Time limits for CUP	Conditional Use Permits are valid for a 5 year period. CUP may be renewed by Planning Department administratively.
Effective Date	Short Term Rental Ordinance goes into effect November 1, 2019.

For more information, contact the Zoning Office at 385-8074.