

LOCAL REGULATION OF SHORT-TERM RENTALS

June 2018 Report

SUMMARY

At least six communities in North Carolina have reviewed local regulation of short-term rentals. Of those six, five have adopted local regulations. This report reviews the adopted regulations of the City of Asheville, the Town of Blowing Rock, the City of Brevard, the Town of Cornelius, and the City of Wilmington. Additionally, the ordinance recommended to the Raleigh City Council by the Short Term Residential Rental Task Force is reviewed. Other communities, such as the Town of Beech Mountain, the Town of Ocean Isle, and New Hanover County, have taken efforts to improve collection of room occupancy tax. These actions involve the approval of the governing body for the purchase of software programs or the dedication of staff time to assist in tracking short-term rentals.

Eight topics relative to short-term rentals are considered: definitions, registration, specified districts, parking requirements, insurance or safety concerns, occupancy limits, on-site hosts, and penalties. The below table reviews which North Carolina communities address the topics. Most regulations also seek to preserve the residential character of short-term rentals through such actions as prohibiting exterior signage and charging hosts with maintaining trash containers.

Before the seven topics are reviewed, an introduction to the justifications, considerations, and legality of short-term rental regulations is provided. Most of this section is derived from February 2018 blog posts on the UNC School of Government’s “Coates’ Canons: NC Local Government Law” blog (Badgett 2018). After the review of North Carolina local regulations, ordinances outside of North Carolina are briefly considered. Example forms and additional resources from these communities are provided in Appendix B.

<i>Community</i>	Registration	Specified Districts	Parking Requirements	Insurance or Safety Concerns	Occupancy Limits	On-Site Host	Penalties
<i>Asheville</i>	X	X	X	X	X	X	X
<i>Blowing Rock</i>	X	X	X	X			X
<i>Brevard</i>		X			X		
<i>Cornelius</i>	X	X	X	X	X	X	X
<i>Raleigh*</i>	X	X		X	X	X	X
<i>Wilmington</i>	X	X	X	X	X	X	X

*Ordinance was not adopted

Purpose: *This report was prepared for the Aberdeen/Pinehurst/Southern Pines Work Group. The work group meets quarterly and is comprised of town managers, elected officials, and appointed staff members. The work group is guided by a mission to address issues of mutual interest and share information for projects crossing jurisdictional boundaries.*

POLICY JUSTIFICATION & LEGALITY

The local regulation of short-term rentals has occurred in large cities, such as Los Angeles and New York City, and in much smaller towns like Blowing Rock, North Carolina. A local government may have varying reasons for regulating short-term rentals. Rebecca Badgett (2018) of the UNC School of Government presents four chief policy justifications for short-term rental regulations:

1. Provide for the safety of renters
2. Generate occupancy tax revenue
3. Ensure permanent residents have affordable housing options
4. Preserve neighborhood character

In addition to these chief policy justifications, Badgett (2018) also cites an equity argument – the view that short-term rentals unfairly compete with more traditional lodging choices, such as hotels and bed and breakfast facilities. In a 2015 presentation at an Asheville forum on short-term rentals, Lynn Minges of the North Carolina Restaurant and Lodging Association similarly referenced an “unequal playing field.” Traditional businesses are regulated in regards to insurance, health and safety, taxes, and zoning. Unregulated short-term rentals, by contrast, avoid many of these state and local regulations (Minges 2015).

According to North Carolina case law, local regulation must carefully regulate use so as to avoid restraining “the manner in which property is owned” (Badgett 2018). North Carolina General Statutes also prohibits a permitting process for residential property that is rented (§153A-364c, §160A-424c). However, municipalities in North Carolina avoid this legal constraint by considering short-term rentals as a non-residential use (Badgett 2018). The Town of Cornelius appears to be the only municipality in North Carolina to have been granted authority to regulate short-term rentals. With Session Law 2014-91 (See Appendix A), Cornelius can “establish and enforce zoning regulations for residential dwellings occupied on a vacation rental or other transient occupancy basis.” Subpart (a) of the first section lists eight specific zoning powers, the first of which is permitting. The ninth element of this subpart allows for “any other regulations reasonably necessary to mitigate potential neighborhood impacts.”

As with any regulation, Badgett (2018) urges local governments to consider the following when regulating short-term rentals:

- What is the purpose of regulating? What does the government hope to accomplish?
- How will new regulations be enforced? Is enforcement operationally and financially feasible?
- How will short-term rentals be defined? What limitations will be placed on short-term rentals?

NORTH CAROLINA ORDINANCE REVIEW

Definitions

ASHEVILLE:

- "Homestay means a private, resident occupied dwelling unit, with up to two guest rooms where overnight lodging accommodations are provided to transients for compensation and where the use is subordinate and incidental to the main residential use of the building. A homestay is considered a "lodging" use under this UDO."
- "Short-term vacation rental means a dwelling unit with up to six guest rooms that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than one month. A short-term vacation rental is considered a "Lodging" use under this UDO."

Source: Section 7-2-5, UDO

BLOWING ROCK:

- "Short-Term Rental of a Dwelling Unit. The rental, lease, or use of an attached or detached residential dwelling unit for a duration that is less than 28 consecutive days. Short-term rental use does not include rooming houses, boarding houses, or bed and breakfast establishments, which are specifically addressed as separate uses within the Table of Permissible Uses."

Source: Section 16-2.2, Land Use Ordinance

BREVARD:

- "Short-Term Rental: A private residential property that is rented, either in whole, or part, for periods of less than 30 days for compensation."

Source: Chapter 19, UDO

CORNELIUS:

- "Transient Occupancy: Occupancy that is intended to be temporary, or which is offered or advertised as being available for a term less than ninety (90) days. In determining whether a property is used as a transient occupancy, such determination shall be made without regard to the form of ownership of the property or unit, whether the occupant has a direct or indirect ownership interest in the property or unit and without regard to whether the right of occupancy arises from a rental agreement, other agreement or the payment of consideration. Occupancy of units for less than three (3) weeks per year are not considered Transient Occupancy."

Source: Section 2.6, Land Development Code

RALEIGH:

- "Short Term Residential Lodging Facility: The rental of a single-, two- or multiunit dwelling to accommodate visitors, vacationers or travelers where the rental occurs for less than 30 days at a time. There are three types of short term rental lodging facilities. In certain types, a resident manager provides oversight for the operation of the short term rental and ensures that the applicable regulations are enforced."

- Facilities classified as Type I and Type II “must have a resident manager. The resident manager may be either the property owner of the Short Term Residential Lodging Facility or another person appointed by the property owner.”
- Facilities classified as Type III do not require a resident manager.

Source: Section 3.3, Proposed Ordinance

WILMINGTON:

- "*Homestay lodging*: The business engaged in the rental of individual bedrooms within a dwelling unit that serves as the host’s principal residence, that provides lodging for pay, for a maximum continuous period of twenty-nine (29) days, that does not include serving food, and to which the definition of family does not apply.”
- "*Whole-house lodging*: A business engaged in the rental of an entire dwelling unit that provides lodging for pay, for a maximum continuous period of twenty-nine (29) days and does not include the include serving of food. Whole-house lodging uses are exempt from the definition of “family” and specifically excludes events, classes, parties, large gatherings, and other non-lodging uses.

Source: Chapter 18, Land Development Code

Registration

The City of Asheville requires an annual zoning permit. Separate registrations exist for homestays and short-term vacation rentals. The initial cost of a homestay permit is \$200. The homestay permit must be renewed annually. The short-term vacation rental permit is an annual process.

The Town of Blowing Rock revised its short-term rental regulation on June 12, 2018. The revision includes registration of short-term rentals. The initial permit is expected to cost \$100 with a \$50 renewal.

The City of Brevard does not require an official permit.

The Town of Cornelius requires the completion of a Transient Occupancy Permit, which must be renewed annually. The cost of the permit is \$100.

The City of Raleigh considered an ordinance that would have required operators of short-term rentals to obtain a zoning permit for a Short Term Residential Lodging Facility. The ordinance required annual renewal. In applying for a permit, an applicant would have been required to submit a certificate of insurance and to have allowed for an inspection. The initial application fee was suggested at \$150 with a renewal fee of \$82.

The City of Wilmington passed a short-term rental ordinance on June 19, 2018. The ordinance, which is likely to be amended, requires annual registration of homestays and whole-house lodging. Upon registration, the property owner must show proof of possession of the premises.

Specified Districts

The City of Asheville permits homestays by special standards in most districts and permits homestays by right in the Central Business Expansion District, Residential Expansion District, and Mixed Use Expansion District. Short-term vacation rentals are subjected to special standards in the Resort District and are permitted by right in the Central Business Expansion District, Lodging Expansion District, and Mixed Use Expansion District.

The Town of Blowing Rock allows short-term rentals in the Central Business District, Town Center District, General Business District, and Office/Institutional District. Additionally, overlay districts exist for areas with a history of short-term rentals.

The City of Brevard permits short-term rentals by right in the General Residential District, Residential Mixed-Use District, Neighborhood Mixed-Use District, and Downtown Mixed-Use District.

The Town of Cornelius permits with supplemental conditions transient occupancy properties in the Rural Preservation District, Neighborhood Mixed-Use District, Town Center District, and Village Center District. Additionally, transient occupancy is permitted with supplemental conditions in multi-family buildings located in the General Residential District and the Neighborhood Residential District.

The City of Raleigh considered an ordinance that would have allowed Type I and Type II short-term residential lodging facilities by limited use in various residential districts, the Residential Mixed-Use District, the Office Mixed-Use District, the Neighborhood Mixed-Use District, the Commercial Mixed-Use District, and the Downtown Mixed-Use District. Short-term residential lodging facilities classified as Type III would have been allowed by limited use in the previously described mixed-use districts.

The City of Wilmington permits homestay uses in single-family zoning districts, including all residential and multi-family districts. Homestay uses are also permitted in the Historic District, Historic Residential District, and Historic Mixed-Use District. Whole-housing lodging is permitted in the Mixed Use District, Office and Institutional 1 and 2 Districts, Main Street Mixed-Use District, Community Business District, Regional Business District, Central Business District, Airport Industrial District, Riverfront Mixed-Use District, and Urban Mixed-Use District.

Parking Requirements

The City of Asheville does not require additional off-street parking for a homestay. As short-term vacation rentals are classified as a lodging use, the minimum parking required is 1 space per 2 bedrooms.

The Town of Blowing Rock requires one space per room to be rented.

The City of Brevard does not require additional parking outside of typical requirements for dwelling units.

The Town of Cornelius limits the number of cars on the premises to two cars per bedroom. Additionally, the regulation specifies that parking should occur in the garage, driveway, or designated parking space.

The City of Raleigh does not include parking in its proposed ordinance. Parking issues, however, were cited as a reason to pursue regulation.

The City of Wilmington requires one off-street parking space per rented bedroom. Shared parking or rented spaces are allowed if off-street parking is not available.

Insurance or Safety Concerns

The City of Asheville requires that either the owner or operator maintains liability insurance for the property and guests. Annual inspections are required.

The Town of Blowing Rock cites the North Carolina Building Code and the requirement for operable smoke detectors and carbon monoxide detectors. Additionally, the section on short-term rentals cites another section of the code that requires 911 reflective address numbers.

The City of Brevard does not address insurance or safety concerns.

The Town of Cornelius requires the posting of an evacuation plan developed with input from the Office of the Mecklenburg County Fire Marshal. The same office determines the maximum occupancy allowed, which is also required to be posted.

The City of Raleigh involved the Fire Chief and Fire Marshal in discussion of safety concerns for short-term rentals. The Fire Chief cited Section 106 of the 2012 North Carolina Fire Code. Additionally, the registration process requires presentation of a certificate of insurance and allowance of an inspection.

The City of Wilmington requires property owners to keep in effect commercial general liability insurance with a total limit of not less than \$500,000 per “occurrence of bodily injury and property damage.” Compliance with the building code, fire code, and environmental health regulations is required. Additionally, the host must post the following information:

- Name and telephone number of the host/operator
- Address of property
- Maximum number of overnight occupants
- Days for garbage collection
- Non-emergency phone number for Wilmington Police Department
- Annual registration document
- Prohibited events (parties, weddings, etc.)

Occupancy Limits

The City of Asheville limits the number of guest rooms in its definitions of homestays and short-term vacation rentals. Homestays are defined as having no more than two guest rooms. Short-term vacation rentals are defined as having no more than six guest rooms.

The Town of Blowing Rock does not describe the number of allowed occupants or bedrooms.

The City of Brevard limits overnight occupancy to two persons per bedroom plus two additional persons. The number of bedrooms is taken from property tax records.

The Town of Cornelius limits persons on the premises to three persons per bedroom. Additionally, properties are not allowed more than one individual tenancy within a seven consecutive calendar day period.

The City of Raleigh considered a minimum amount of gross floor area per bedroom. The proposed minimum requirements were 70 square feet for the first guest and an additional 50 square feet per subsequent person. In Type I and Type II short-term rental lodging facilities, the maximum number of bedrooms was suggested at four.

The City of Wilmington limits the number of guest rooms to be one less than the number of bedrooms in the dwelling unit. The number cannot exceed three guest rooms. The number of guest rooms was a point of debate at the June 19, 2018 meeting.

On-Site Host

The City of Asheville requires homestay operations to be managed by a full-time resident of the property who is present during the homestay term.

The Town of Blowing Rock requires the listing and availability of a local contact person or management company to respond to complaints and emergencies within two hours.

The City of Brevard does not list requirements of a host.

The Town of Cornelius requires a designated local contact person to be available 24 hours a day to respond to concerns or complaints of occupants, neighbors, and the town.

The City of Raleigh only suggested the presence of a “resident manager” for Type I short-term rental lodging facilities.

The City of Wilmington defines a “homestay host” as a permanent, full-time resident of the property. The presence of the homestay host is required for the entirety of the homestay term.

Penalties

The City of Asheville charges \$500 per day for violation of regulations pertaining to the use of a residential structure for lodging purposes. Residents will receive notice of the violation and will have 30 days to become compliant before the fine is issued. For enforcement of the regulations, the City of Asheville hired a new employee to specialize in homestays and short-term vacation rentals. In November 2016, Asheville also began using contracted services through Host Compliance. The contracted services cost Asheville over \$26,000 annually.

The Town of Blowing Rock lists the following reasons for revocation of zoning permits for short-term rentals: “noise, trash, dogs, parking, etc.” If three such complaints are received within one year, the regulation allows the Town to revoke a permit for a one-year period. Additionally, a short-term rental violation is listed at \$500. Blowing Rock uses a software program called STR Helper to assist with enforcement. The software currently costs \$14,500 annually, and the costs are shared with the local TDA.

The City of Brevard does not discuss enforcement of its short-term rental regulations.

The Town of Cornelius issues a warning for the first violation of its transient occupancy regulations. Individuals are then fined \$200 for second offenses and \$500 for all subsequent offenses. Cornelius also allows the Planning Director discretion in terminating a permit for a property that violates the regulations or negatively affects neighbors.

The City of Raleigh considered two scenarios for revocation of a short-term rental permit. The first involved the conviction of an occupant or owner of a criminal offense twice within a calendar year. The second involved the citation of the property for a “verified violation” of the City Code twice within a calendar year.

The City of Wilmington uses a rule of “three final determinations of violations of the City Code and/or criminal convictions related to the premises within one year.” Offenders can include the property owners, lessees, tenants, guests, and occupants. Upon three final determinations, the registration is terminated and the property owner must wait three years to register again. In the council meeting on June 19, 2018, the City of Wilmington noted intent to partner with New Hanover County to enforce short-term rental regulations. New Hanover County recently purchased the STR Helper software. The county interest involves increased collection of occupancy taxes.

NATIONAL REVIEW

Communities across the United States are regulating short-term rentals. In June 2017, the City of Wilmington reviewed the policies of sixteen cities in its research of short-term rental regulation. Half of the cities were located in North Carolina. Of the eight remaining, six require registration/licensing, and four require a safety inspection. A similar benchmarking process was

used in 2017 by the Canadian Centre for Policy Alternatives (Jamasi 2017). This report reviewed short-term rental regulation in 19 cities, 14 of which are U.S. cities. A consolidated table is provided below.

Community	License/Registration	Health & Safety/Liability Insurance
<i>Anaheim</i>	X	
<i>Annapolis</i>	X	X
<i>Charleston</i>	X	
<i>Chattanooga</i>		
<i>Chicago</i>		
<i>Denver</i>	X	X
<i>Houston</i>		
<i>Las Vegas</i>	X	
<i>Louisville</i>	X	X
<i>Miami Beach</i>	X	
<i>New Orleans</i>	X	X
<i>New York</i>	X	
<i>Philadelphia</i>		
<i>Phoenix</i>	X	
<i>Portland</i>	X	X
<i>San Francisco</i>	X	
<i>Santa Fe</i>	X	X
<i>Savannah</i>	X	X
<i>Seattle</i>	X	
<i>St. Augustine</i>	X	X

Although not a comprehensive list, the combined benchmarking displays the prevalence of local regulations. To provide a more detailed perspective, example forms for New Orleans, Denver, and Louisville are provided in Appendix B.

REFERENCES:

- Badgett, Rebecca. "The Airbnb Gold Rush: What's a City to Do?" *Coates' Canons: NC Local Government Law* (blog). February 15, 2018. <https://canons.sog.unc.edu/airbnb-gold-rush-whats-city/>.
- City of Wilmington. "Short-term Rentals Benchmarking and Key Issues Report." June 7, 2017.
- Jamasi, Zohra. "Regulating Airbnb and the Short-Term Rental Market: An Overview of North American Regulatory Frameworks." *Canadian Centre for Policy Alternatives' Ontario Office*. June 2017.
- Minges, Lynn. "Asheville Forum on Short Term Rentals." Presentation by North Carolina Restaurant and Lodging Association, Asheville, NC, January 21, 2015.
- Asheville:**
- City of Asheville UDO; 12/13/16 City Council meeting minutes; City of Asheville's website and blog
- Blowing Rock:**
- Ordinance amendments from 6/12/18 council meeting
- Brevard:**
- City of Brevard UDO; City of Brevard website
- Cornelius:**
- Town of Cornelius Land Development Code; Transient Occupancy Permit Application
- Raleigh:**
- 6/6/17 report from the Short Term Residential Rental Task Force
- Wilmington:**
- Previously referenced benchmarking report; Supporting documents from 6/19/18 council meeting

ACKNOWLEDGMENTS:

This report was prepared by Ashley Ownbey, a student in the MPA and MCRP programs at UNC-Chapel Hill. For more information on this report, contact Ashley at aownbey@tjcoq.org.



APPENDIX A:

Session Law 2014-91

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2013

SESSION LAW 2014-91
SENATE BILL 859

AN ACT RELATING TO MUNICIPAL REGULATION OF VACATION RENTALS AND
OTHER TRANSIENT OCCUPANCIES.

The General Assembly of North Carolina enacts:

SECTION 1. Article 19 of Chapter 160A of the General Statutes is amended by adding a new section to read:

§ 160A-394. Zoning regulations for residential vacation rental or other transient occupancy.

(a) Notwithstanding G.S. 160A-424(c), a city may, by ordinance, establish and enforce zoning regulations for residential dwellings occupied on a vacation rental or other transient occupancy basis. These zoning regulations may include any of the following:

- (1) Required permitting.
- (2) Prohibition of vacation rentals or other transient occupancy in certain residential zoning districts.
- (3) Limits on number of cars and occupants.
- (4) Signage.
- (5) Preserving residential character.
- (6) Completion and filing of financial reports and payment of any occupancy taxes.
- (7) Time limits.
- (8) Use of amortizations for nonconforming transient occupancy dwelling.
- (9) Any other regulations reasonably necessary to mitigate potential neighborhood impacts.

(b) For the purposes of this section, the phrase "vacation rental or other transient occupancy" means an occupancy intended to be temporary or that is offered or available by short-term lease or otherwise for a time period or lease term of less than 90 days in a residential dwelling unit. An owner of a residential dwelling unit may allow short-term occupancy by another for up to three weeks per calendar year without it being considered a vacation rental or other transient occupancy."

SECTION 2. This act applies to the Town of Cornelius only.

SECTION 3. This act is effective when it becomes law and expires on December 31, 2021. Nothing in this act shall be construed to affect or repeal any ordinance that was adopted under a city's general police powers or zoning authority prior to the enactment of this act.

In the General Assembly read three times and ratified this the 31st day of July, 2014.

s/ Tom Apodaca
Presiding Officer of the Senate

s/ Thom Tillis
Presiding Officer of the House of Representatives





APPENDIX B:

Example Forms

- 1. Louisville Application**
- 2. Denver Host Brochure**
- 3. New Orleans Certificate**



Short Term Rental Annual Registration Form

Louisville Metro Department of Develop Louisville

Registration No.: _____ Intake Staff: _____

Fee: \$25.00 (please make checks payable to Planning & Design Services)

This form must be completed every year to register a short term rental. Each form registers one short term rental.

Once complete, please bring or mail the application and supporting documentation to:
Develop Louisville's Office of Planning and Design Services, 444 South 5th Street, Suite 300.
For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Short Term Rental Property Information:

Property Address: _____

Primary Parcel ID(s): _____

In Residential and Urban Neighborhood zoning districts, a short term rental of a dwelling unit in a single-family or duplex structure is permitted with special standards:

- Is the dwelling unit a single-family or duplex structure? Yes No
- Is the dwelling unit a condominium? Yes No
- Is the dwelling unit the primary residence of the host? Yes No

If yes, please attach a copy of a state issued ID or other document supporting residency.

What is the zoning of the property? _____

Approved CUP Case Number (if applicable) _____

Metro Revenue Commission Number _____

Short Term Rental Applicant Information:

Property Owner: *Check if primary contact*

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Short Term Rental Host: *Check if primary contact*

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

If you are not a limited liability company, corporation, partnership, association, trustee, etc., please enter your name as company.

Emergency Contact Information (if other than the host):

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Alternate Phone: _____

Email: _____

Metro Code requires that a person responsible be available and responsible for addressing any maintenance or safety concerns of a short term rental guest. Any such responsible individual must reside within 25 miles of the short term rental. Please affirm that the aforementioned emergency contact meets this requirement:

Yes No

Applicant (Host) Signature: _____

Certification Statement: The Certification Statement is only to be filled out in the circumstance that the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc. or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Resources:

1. Deeds and plats can be found at the Jefferson County Clerk’s Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
2. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the ‘Permit/Case/Docket Number’ search bar and then select your case under the ‘Application Number’ tab.



DENVER
THE MILE HIGH CITY

Denver STR License Rental Brochure

Host Contact Information

Name: _____ Phone #: _____

E-Mail Address: _____

City and County of Denver License Number: _____ -BFN- _____

Emergency Contact Information if the Host cannot be reached

Name: _____ Phone #: _____

E-Mail Address: _____

The City of Denver restricts mechanical sound and amplified sound (live entertainment and in-house audio systems) to 55 decibels dB(A) between the hours of 7:00am and 10:00pm, and 50 dB(A) after 10:00pm until 7:00am. This includes prohibitions on any musical instrument, loudspeaker, radio, or any other sound amplifying equipment between the hours of 10:00pm and 7:00am used in a manner that is plainly audible when crossing a property line or within a dwelling unit which is not the source of the sound. Other noise policies:

The local trash and recycling schedule is: _____

Parking restrictions are as follows: _____

My unit includes the following water restrictions: _____

In the event of a fire or emergency you should evacuate by: _____

The fire extinguisher is located: _____

DEPARTMENT OF SAFETY AND PERMITS

SHORT TERM RENTAL ADMINISTRATION

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION VISIBLE FROM THE RIGHT-OF-WAY.
This Certificate is issued pursuant and subject to the regulations, requirements and restrictions of Chapter 26 of the City Code.

Address: [REDACTED]

Permit Holder: [REDACTED]

Type of License: **Temporary STR**

Bedroom Limit: 2

Guest Occupancy Limit: 4

24/7 Contact Name: [REDACTED]

24/7 Contact Phone: [REDACTED]

24/7 Contact Email: [REDACTED]

Duration (if applicable):

ONLY FOR TEMPORARY STRS

If the 24/7 Contact fails to respond to a complaint, please contact the City at 504-658-7144

Date of Issuance: 8/11/2017

Expiration Date: 8/11/2018

SHORT TERM RENTAL LICENSE PERMIT NUMBER:
17STR-16140

REQUIRED INFORMATION FOR SHORT TERM RENTAL GUESTS

MUST BE POSTED IN A PROMINENT LOCATION IN THE INTERIOR, CLEARLY VISIBLE TO GUESTS.

Permit Holder:

Holder Phone:

Holder Email:

Address:

Type of License: Temporary STR

Bedroom Limit: 2

24/7 Contact Name:

24/7 Contact Phone:

24/7 Contact Email:

Guest Occupancy Limit: 4

Trash Pick-Up Days: _____

Recycling Pick-Up Days: _____

- Only **one party** of guests is allowed per short term rental unit. A unit is a dwelling unit, not a bedroom.
- Use of the short term rentals for commercial or social events shall be prohibited.
- Short term rental of this property **cannot** adversely affect the residential character of the neighborhood.
- This short term rental may **not** generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her residence.
- There must be an in-town property manager if the owner or operator offsite during the time of the rental.
- It is unlawful to operate a short term rental outdoors, in an accessory structure (e.g. shed, garage), or in a recreational vehicle.
- This property must appear outwardly to be a residential dwelling.
- No signs (with the exception of required permit) are allowed to be posted on this property.

If the 24/7 Contact fails to respond to a compliant, please contact the City at 504-658-7144

SHORT TERM RENTAL LICENSE PERMIT NUMBER:

17STR-16140