



RULES FOR CHARLESTON SHORT-TERM RENTALS

CLASS 1: OLD AND HISTORIC DISTRICT

- Your Property can only have one short-term rental unit, which can consist of one or more rooms.
- Your Property must be individually listed on the National Register of Historic Places.
- Only two people per bedroom.
- Can be rented for one to 29 consecutive days.
- Operated by owner who lives there.
- One off-street parking space for first two bedrooms, and one parking space for each additional bedroom, and off-street parking for "existing uses."
- Short-term rental property must be located on a lot with at least 40 feet of frontage on a public right of way.



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CLASS 2: OLD AND HISTORIC DISTRICT

- Same rules as Class 1 except 40 feet of frontage isn't required.

HOW WILL THE CITY REGULATE?

"Dan Riccio, the city's director of livability and tourism, expounded upon the "instrumental" software that the city plans on using to monitor illegal short-term rentals under the new rules. The software, which is still being developed and tested, would monitor short-term rental listings on a number of websites and provide the exact location of those that do not list a city-approved license number."

CLASS 3: THE REST OF CHARLESTON

- No limit on units used for short-term rental.
- Two people per bedroom.
- Your Property must still be primarily used for residential purposes.
- Your Property only has to be five years old.
- Off-street parking not required for one bedroom, one space required per bedroom after that.



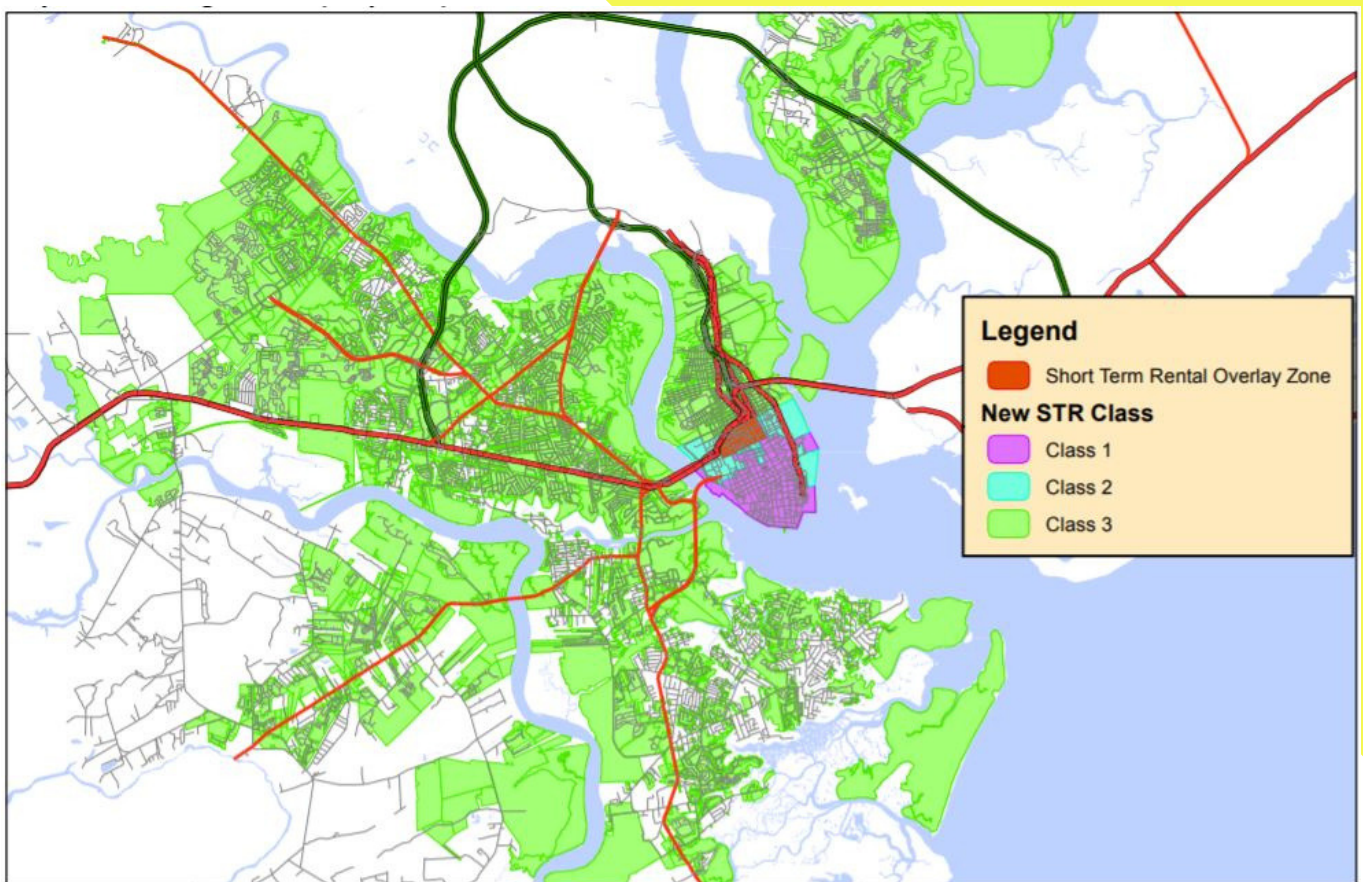
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CANNONBOROUGH-ELLIOTBOROUGH (NO CHANGES)

- Short-term rentals are only allowed on commercially zoned properties in the neighborhood. They may be rented to one family at a time per unit for a period of time between one and 29 days, as long as the unit is not designated as affordable or workforce housing. In Cannonborough-Elliottborough, owners are not required to stay in their short-term rentals for any period of time.
- Best and Breakfasts allowed throughout the neighborhood in properties primarily used for residential purposes. In most cases, B&B units should not exceed four units. Each unit can provide one or more rooms for one family, for a period of time between one and 29 days. The owner has to live in the property at least 183 days per year. The principal building on the property of the B&B must be at least 50 years old. Owners can only serve their guests breakfast.

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CITYWIDE SHORT-TERM RENTAL REGULATIONS (PROPOSED)



CITY OF CHARLESTON OVERVIEW

Since 2012, the City of Charleston has experienced increases in tourism, changes in the short term rental industry, growth of illegal short term rentals and difficulties in enforcing current regulations. Recognizing this, the Mayor and City Council appointed an 18-member Short Term Rental Task Force in 2016. After more than a year of work, with numerous public meetings, this group analyzed all aspects of short term renting in Charleston. The Task Force concluded their work by recommending policy changes to the City's regulations.

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NEED HELP
NAVIGATING THE
CHARLESTON
SHORT-TERM RENTAL
MARKET?**

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THE COMPANY

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