Zoning and Planning Department

Short-Term Rental Property
Annual Zoning Permit
Application Renewal Package
Short-Term Rental Property Zoning Permit Annual Renewal Process/Checklist

Pursuant to Article 6.8 of the Charleston County Zoning and Land Development Regulations Ordinance, Zoning Permits for Short-Term Rental Properties must be renewed annually. Short-Term Rental Property renewal applications must demonstrate compliance with all current requirements of Article 6.8 of the Charleston County Zoning and Land Development Regulations Ordinance (see Article 6.8 for more information, including enforcement and penalties).

- Completed Short-Term Rental Property Zoning Permit Annual Renewal Application Form
- Previous year’s Zoning Permit issued for the Short-Term Rental Property
- Signed Restrictive Covenants Affidavit
- Signed and Notarized Short-Term Rental Property Affidavit
- Required Fee (see application form for required fee)

NOTE: All payments to Charleston County Zoning and Planning Department are by CASH or CHECK with a valid Driver’s License. *WE DO NOT ACCEPT CARDS.

Important Contact Information:
Phone: Planning/Zoning 202-7200
Email: planning@charlestoncounty.org
Short-Term Rental Property Zoning Permit Annual Renewal Application

### Previous Zoning Permit Approval Number:

**Type of Short-Term Rental:**
- Limited Home Rental
- Extended Home Rental
- Commercial Guest House

### Owner Information

**First Name:**  
**Last Name:**  
**Mailing Address:**  
**Home/Cell Phone:**  
**Email Address:**

### Applicant Information (if not being submitted by owner)

**First Name:**  
**Last Name:**  
**Mailing Address:**  
**Home/Cell Phone:**  
**Email Address:**

### Short-Term Rental Property Information

**Address:**  
**TMS #:**  
**Zoning:**  
**Type of Dwelling Unit to be used as a Short Term Rental (e.g. single-family home, principal dwelling unit, accessory dwelling unit etc):**

**Maximum Number of Bedrooms to be used for Short-Term Rentals (Note: the use of 5 or more bedrooms for the purposes of a Short-Term Rental may result in the application of building code requirements. Please speak to the Building Inspections Department regarding any potential building code requirements):**

**Number of Parking Spaces Provided Onsite (required parking is 1 per permitted bedroom plus the required parking for the applicable use):**

**Maximum Number of Nights the Short-Term Rental Property is Proposed to be Rented Per Year:**

**Is the Short-Term Rental Property Owner Occupied (Circle One):**  
**Yes**  
**No**
Notes:

- After receiving a Zoning Permit for a Short-Term Rental – Limited Home Rental, a **Business License must be obtained** prior to offering, advertising, or providing Short-Term Rental Properties for lodging.

- The advertisement of a Short-Term Rental shall include the County issued Zoning Permit Number and Business License Number.

- Tax Assessments of the property may change due to its partial or full use as a Short-Term Rental Property. Please contact the County Assessor’s Office on 843-958-4100 for further information regarding this.

- Zoning Permits for all Short-Term Rentals must be renewed annually, on or before April 1st of each year (see the Short-Term Rental Property zoning requirements contained in the Charleston County Zoning and Land Development Regulations Ordinance for details).

- The property owner is responsible for contacting the Charleston County Building Services Department (843-202-6930) to ensure the Short-Term Rental Property complies with all Charleston County Building Code requirements.

- See the Charleston County Zoning and Land Development Regulations Ordinance for all Short-Term Rental Property Zoning requirements.

I verify that the Short-Term Rental Property is compliant with all current Charleston County Zoning and Land Development Regulations for Short-Term Rental Properties.

**Property Owner Signature (required):**

**Date:**

**Applicant Signature (if not the owner):**

**Date:**

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**OFFICE USE ONLY**

Amount Received _____________ Cash? □ Check? □ # ______________ Invoice Number ______________

_________________________  ____________________
Permit Specialist/Planner’s Signature  Date

<table>
<thead>
<tr>
<th>SHORT-TERM RENTAL ZONING PERMIT APPLICATIONS FEES</th>
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<tbody>
<tr>
<td><strong>a. Short-Term Rental Permit: Limited Home Rental (LHR)</strong></td>
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<tr>
<td>Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.</td>
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<tr>
<td>$50.00, provided, however, that the fee for the initial Zoning Permit for a Limited Home Rental Short-Term Rental use shall be $25.00 if the Zoning Permit application is submitted between July 1st and December 31st.</td>
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| **b. Short-Term Rental Permit: Extended Home Rental (EHR)** |
| Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for EHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application. |
| $100.00, provided, however, that the fee for the initial Zoning Permit for an Extended Home Rental Short-Term Rental use shall be $50.00 if the Zoning Permit application is submitted between July 1st and December 31st. |

| **c. Short-Term Rental Permit: Commercial Guest House (CGH)** |
| Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved. |
| $150.00, provided, however, that the fee for the initial Zoning Permit for a Commercial Guest House Short-Term Rental use shall be $75.00 if the Zoning Permit application is submitted between July 1st and December 31st. |
RESTRICTIVE COVENANTS AFFIDAVIT

I, ________________________________, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) ________________________________ located at (address/es) ________________________________, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

(Signature) ___________________________ (Date) ___________________________

(Print Name) ___________________________

Explanation:
Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. (Section 6-29-1145 is copied on the back of this page)

For Staff Use Only:

Received by _______________________ Date __________________ Application Number ____________________
"Section 6-29-1145. (A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:

(1) in the application for the permit;

(2) from materials or information submitted by the person or persons requesting the permit; or

(3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

(C) As used in this section:

(1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;

(2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and

(3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."
SHORT-TERM RENTAL ANNUAL RENEWAL AFFIDAVIT

I, ____________________________, hereby certify under the penalty of perjury that with the submission of the attached Short-Term Rental Property Annual Renewal Application for the Short-Term Rental Property on Parcel Identification Number/s (PID #) ____________________________ located at (address/es) ____________________________ the occupancy type of Short-Term Rental Property use (Limited Home Rental, Extended Home Rental, or Commercial Guest House) and the information submitted as part of the application for the previous year’s Zoning Permit (Zoning Permit Number) ____________________________ for the Short-Term Rental Property use, has not changed in any manner whatsoever and that the Short-Term Rental Property use complies with the most recent version of the Charleston County Zoning and Land Development Regulations Ordinance, as amended, Article 6.8, Short-Term Rentals. The property has been rented for _____ nights between January 1 of this calendar year and the date of submittal of this Short-Term Rental annual renewal Zoning Permit application. I understand that additional information may be required for the Zoning and Planning Director to make a determination regarding compliance with County regulations, and I will provide such documentation immediately upon request.

(Signature of Property Owner) (Date)

(Print Name)

(Notary Signature and seal)

For Staff Use Only:

Received by ____________________________ Date ____________ Application Number ____________________________

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