

## Where can I get information about the Short-Term Rental Property Regulations?



The new Short-Term Rental Property regulations are contained within Chapter 6 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), which can be found online at:

<http://www.online.encodeplus.com/regs/charlestoncounty-sc/index.aspx>

## Charleston County Zoning & Planning Department

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## Charleston County Zoning & Planning

### Short-Term Rental Properties in Unincorporated Charleston County



On July 24, 2018 Charleston County Council adopted Short-Term Rental Property regulations that aim to protect the quality of life and character of residential neighborhoods, while allowing property owners to operate Short-Term Rental Properties within Charleston County

## What are Short-Term Rental Properties?

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A Short-Term Rental Property is a property where a residential dwelling or any part thereof is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members), for a fee or any form of compensation, for intervals of 29 days or less during a calendar year. There are three types: Limited Home Rental, Extended Home Rental, and Commercial Guest House.

### Limited Home Rental Short-Term Rental Properties

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A **Limited Home Rental** is a property with an owner-occupied residential dwelling, located in the RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, R-4, M-8, M-12 or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar Year, with individual rental terms not exceeding 29 consecutive days.

Applications for Limited Home Rentals are assessed through an administrative review conducted at the front counter, with a Zoning Permit issued upon determination of compliance with all applicable zoning requirements.

## Extended Home Rental Short-Term Rental Properties

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An **Extended Home Rental** is a property with an owner-occupied or non owner-occupied residential dwelling, located in the S-3, R-4, M-8, M-12, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental tenants (excluding family members) for a fee or any form of compensation, for more than 72 days but not to exceed 144 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.

In order to obtain a Zoning Permit for an Extended Home Rental, a property owner must first obtain Site Plan Approval and approval of a Special Exception application from the Board of Zoning Appeals.

### Commercial Guest House Short-Term Rental Properties

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A **Commercial Guest House** is a property located in the OR, OG, CN, CR, CT, or CC Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental tenants (excluding family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

In order to obtain a Zoning Permit for a Commercial Guest House, a property owner must first obtain Site Plan Review Approval.

## Short-Term Rental Property Regulations

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The full regulations for Short-Term Rental Properties can be found in Chapter 6, Article 6.8 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Below are some important regulations and items to note:

- All Short-Term Rental Properties require a Zoning Permit and Business License.
- Check with the Charleston County Assessor's Office and Charleston County Building Inspections Department as to how using your property as a Short-Term Rental Property may affect you.
- Upon Adoption of the Ordinance on July 24, 2018, all Short-Term Rental Properties currently in operation will have 30 calendar days to submit applications to comply with the provisions of the Short-Term Rental Ordinance, and an additional 90 calendar days to obtain all required Zoning Permits.
- By the end of January of each calendar year, the owners of all registered Short-Term Rental Properties will be mailed an annual renewal notice informing them that they must renew the Zoning Permit for the Short-Term Rental Property use on or before April 1st of the same calendar year, or their existing Zoning Permit will expire. Applications for annual renewals must demonstrate compliance with the current Charleston County ZLDR regarding Short-Term Rental Properties.
- Unless renewed, the Zoning Permit for the Short-Term Rental Property use will terminate on April 1st of each year, regardless of whether or not the applicant receives notice from the Zoning and Planning Department.