

Short Term Rental Proposals

This document outlines two potential proposals to regulate STRs.

Each proposal uses the existing Page 155-157 in the existing Ordinance which is part of the Item Request made to the City of Richmond File Number: PRE.2018.342, Attached.

Amendments to proposal made in **bold**. Superfluous explanations removed for easier reading.

Type 1 STR:

- *Approval Process:* Certificate of Zoning Compliance (CZC) for Short Term Rental is to be obtained on a biennial basis. The Biennial Fee for CZC is to be \$300. **Applicants must also be current on all property taxes and lodging taxes with the City of Richmond. Initial Applications will cost \$100 and will be non-refundable. Applications will include sketch of the floor plan, which identifies sleeping areas, proposed maximum number of guests, evacuation route(s), and location of fire extinguishers. Applicant must show proof of account to pay lodging tax.**
- *Advertising:* The Certificate of Zoning Compliance approval number shall be posted on all advertisements for the property.
- *Who can operate a Type 1 short term rental:* The short term rental shall be the **owner's** primary residence with the **owner** occupying the property at least 185 days each year. The short-term rental shall only be operated by the property owner **or licensed real estate broker secured by the owner**. A tenant may not operate.
- *Number of nights a Type 1 short term rental can operate as an Unhosted Stay:* **Due to primary residence requirement an STR may only be operated, unhosted, 180 days per calendar year.**
- *Number of nights a Type 1 short term rental can operate as a Hosted Stay:* **The Operator may perform Hosted Stays up to 365 days per year.**
- *Number of sleeping rooms available for rental:* The total number of sleeping rooms available for rental is limited to a maximum of 5 sleeping rooms. Single-family dwellings with 5 or less sleeping rooms available for guests are exempt from certain building code fire safety and accessibility requirements.
- *Signage:* The short term rental is permitted to have signage consistent with the signage allowed for home occupations which consists of one non-illuminated wall sign not to exceed two square feet.
- *Safety Requirements:* Smoke detectors shall be present in compliance with the current edition of the Virginia Residential Construction Code. A fire extinguisher shall be present and be accessible at all times. Carbon monoxide detectors shall be present in any room used for sleeping or cooking. **Conspicuous display of local emergency and non-emergency contact information. Conspicuous display of a sketch of the floor plan, which identifies sleeping areas, proposed maximum number of guests, evacuation route(s), and location of fire extinguishers.**
- **Taxes: The short term rental will be subject to Richmond City Lodging Tax (currently 8%)**
- *Parking:* No additional parking is required for the short-term rental use.
- *Events:* Events and gatherings of persons other than the authorized lodgers are prohibited from occurring at the short-term rental.
- **Enforcement & Accountability: A 3rd party enforcement agency will be utilized to review STR occupancy activity. In addition, the 3rd party enforcement agency will record complaints from concerned neighborhood citizens and guests occupying STRs. City of Richmond will be responsible to review these complaints when CZC is renewed. Any urgent safety concerns will be provided to the City of Richmond immediately.**

Type 2 STR:

- **Zoning Restriction:** Type 2 STRs will not be allowed in R-1, R-2, R-3, R-4, or R-5 zonings which are primarily single family residential neighborhoods.
- **Approval Process:** Certificate of Zoning Compliance (CZC) for Short Term Rental is to be obtained on an annual basis. The Annual Fee for CZC is to be \$250. Applicants must also be current on all property taxes and lodging taxes with the City of Richmond. Initial applications will cost \$100 and will be non-refundable. Applications will include sketch of the floor plan, which identifies sleeping areas, proposed maximum number of guests, evacuation route(s), and location of fire extinguishers. Applicant must show proof of account to pay lodging tax.
- **Advertising:** The Certificate of Zoning Compliance approval number shall be posted on all advertisements for the property.
- **Who can operate a Type 2 short term rental:** The short-term rental shall only be operated by the property owner or licensed real estate broker secured by the owner. A tenant may not operate.
- **Number of nights a Type 2 short term rental can operate:** The Operator may perform Hosted or Unhosted Stays 365 days per year.
- **Multifamily Restrictions:** No more than 50% of multi-family units on one lot ID may be operated as Type 2 STRs.
- **Number of sleeping rooms available for rental:** The total number of sleeping rooms available for rental is limited to a maximum of 5 sleeping rooms. Single-family dwellings with 5 or less sleeping rooms available for guests are exempt from certain building code fire safety and accessibility requirements.
- **Signage:** The short term rental is permitted to have signage consistent with the signage allowed for home occupations which consists of one non-illuminated wall sign not to exceed two square feet.
- **Safety Requirements:** Smoke detectors shall be present in compliance with the current edition of the Virginia Residential Construction Code. A fire extinguisher shall be present and be accessible at all times. Carbon monoxide detectors shall be present in any room used for sleeping or cooking. **Conspicuous display of local emergency and non-emergency contact information. Conspicuous display of a sketch of the floor plan, which identifies sleeping areas, proposed maximum number of guests, evacuation route(s), and location of fire extinguishers.**
- **Taxes:** The short term rental will be subject to Richmond City Lodging Tax (currently 8%)
- **Parking:** No additional parking is required for the short-term rental use.
- **Events:** Events and gatherings of persons other than the authorized lodgers are prohibited from occurring at the short-term rental.
- **Enforcement & Accountability:** A 3rd party enforcement agency will be utilized to review STR occupancy activity. In addition, the 3rd party enforcement agency will record complaints from concerned neighborhood citizens and guests occupying STRs. City of Richmond will be responsible to review these complaints when CZC is renewed. Any urgent safety concerns will be provided to the City of Richmond immediately.