



Short-term rental (STR) ordinance CPCR.2021.168 (2022.003)

CITY PLANNING COMMISSION
Tuesday, 18 January 2022

Kevin J. Vonck, Ph.D., Director
DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW



What is a short-term rental (STR)?

§ 15.2-983 Virginia Code defines a short-term rental (STR) as the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty (30) consecutive days, in exchange for a charge for the occupancy.

§ 30-1220.98:1 City Code defines short-term rental as a room or group of rooms, all within a single dwelling unit of a dwelling use permitted in the district in which such dwelling use is located, used or intended for use as lodging for at least one but fewer than thirty (30) consecutive nights by the traveling public and similar transient guests in return for compensation on a daily basis. The term "short-term rental" is intended to be distinguished from hotels, motels, tourist homes and lodginghouses, shelters, group homes, and similar forms of housing.



What is the history behind STR regulations?

YEAR	ACTION
2015	City Council passed resolution directing CPC to amend zoning ordinance
2016	General Assembly considered limiting or prohibiting STRs; City stopped
2017	General Assembly passed SB 1578, permitting local STR regulations
2018	Internal City working group developed draft regulations
2019	PDR public engagement; City Council introduced amendment paper
2020	CPC recommended approval with amendments. City Council amended, continued, and referred. Ordinance adopted after five continuances.
2021	City deployed Host Compliance software to identify STRs; PDR provided report to CPC in July; CPC recommended update in January 2022



How are we enforcing STR regulations?

DATE	ACTION
July 2020	City Council adopts ordinance
November 2020	EnerGov becomes operational
January 2021	executed Host Compliance contact
February 2021	started Host Compliance training
April 2021	completed Host Compliance letter template
April 2021	mailed set of (24) letters
May 2021	mailed set of (19) letters
July 2021	mailed set of (28) letters
October 2021	mailed set of (33) letters
December 2021	mailed set of (93) letters



How are we enforcing STR regulations?

PARAMETER	JULY 2020	OCTOBER 2021	JANUARY 2022
# STR units	510	509	555
# STR listings	771	628	677
# new STRs listed last 30 days	30	33	32
% STR verified address locations	71%	72%	72%
# STRs using whole dwelling unit	87%	82%	74%
% single-family property STRs	42%	51%	51%



How are we enforcing STR regulations?

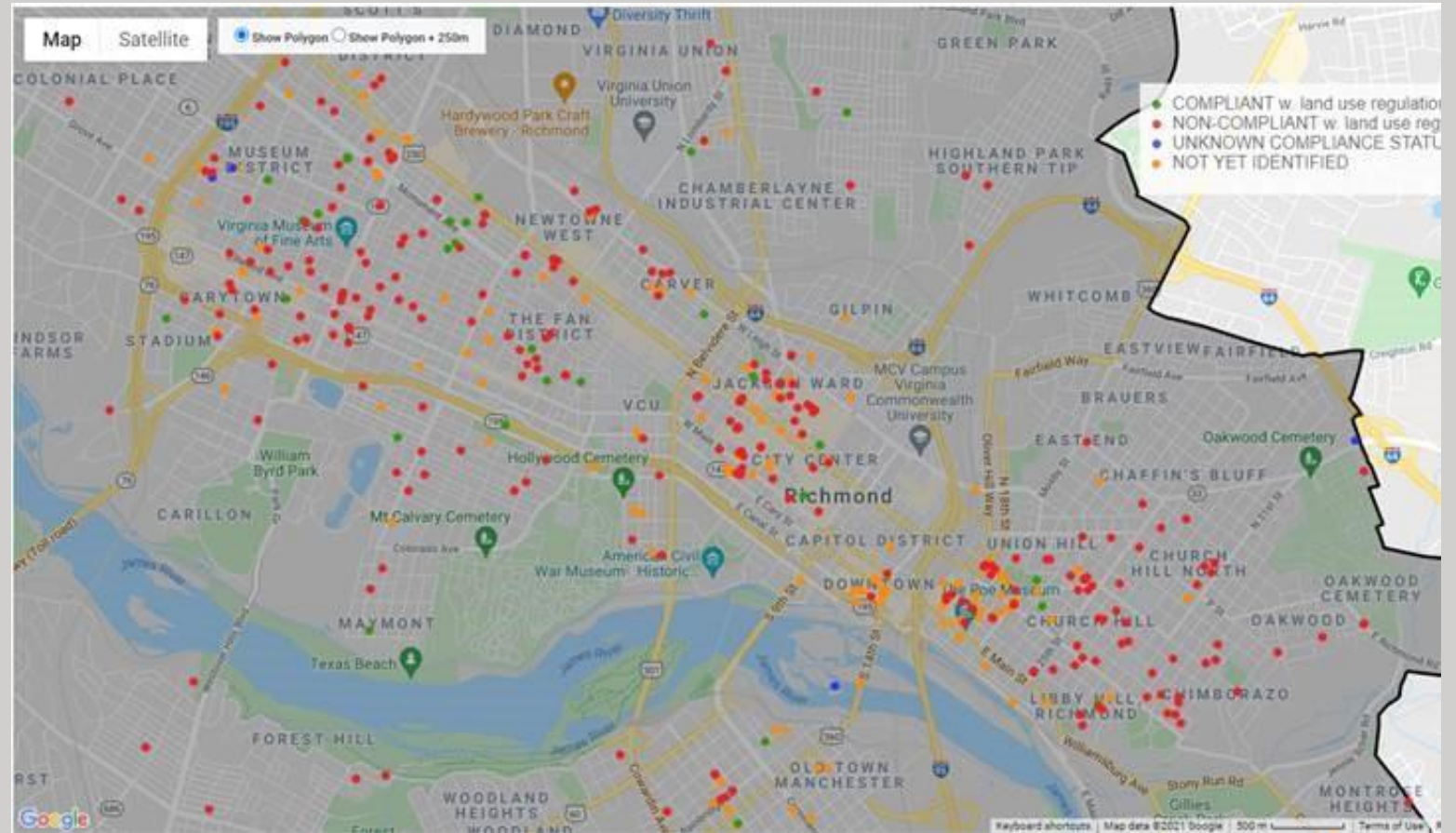
DATE	#
JUL to SEP 2020	11
OCT to DEC 2020	11
JAN to MAR 2021	8
APR to JUN 2021	23
JUL to SEP 2021	19
OCT to DEC 2021	12
TOTAL	84

STATUS	#
Under review	11
Pending	27
Denied	15
Void	8
Expired	6
Ready for issuance	3
Issued	14
TOTAL	84



STRs in the City of Richmond

Museum District
The Fan
Monroe Ward
Jackson Ward
Shockoe
Church Hill



How does the City regulate STR's?

- permitted as an accessory use in any zoning district that permits residential uses
- permitted in all types of dwellings, including accessory dwelling units
- may be entire dwelling unit or individual rooms
- only property owners may be operators, need condominium or co-op approval



How does the City regulate STR's?

- must be primary residence (185+ days) of the property owner/operator
- property owner/operator not required to be on property during rental
- no limitations on the number of nights a dwelling unit can be used as a STR
- no more than five (5) sleeping rooms



How does the City regulate STR's?

- no more than of two (2) adults per sleeping room (unless fewer by building code)
- at least one (1) renter must be eighteen (18) years of age or older
- requires Certificate of Zoning Compliance (CZC)
- requires \$300 fee every two (2) years



What are additional concerns?

- residential v. mixed-use districts
- primary v. accessory use
- # or % of total units within structure
- building code, fire, and health inspections
- remittance of transient occupancy tax
- cost of Host Compliance monitoring program



How do STRs impact a community?

GENERALLY POSITIVE	NEUTRAL OR INCONCLUSIVE	GENERALLY NEGATIVE
lodging options visitor attraction visitor spending wealth building	health and safety appearance and maintenance on-street parking neighborhood character	housing availability housing affordability

