

7.b. Short Term Rental Ordinance



Text Amendment	
Summary:	Proposal to amend Sections 156.340 - 156.345 of Chapter 156, Zoning Code, of the Mount Pleasant Code of Ordinances, pertaining to Short Term Rentals. Proposed is to amend the ordinance to create two separate permits, one that operates according to the four percent tax rate and rents under 72 days per year, and one that operates according to the six percent tax rate and rents over 72 days a year. Also proposed is to consider a fee increase for those operating at six percent.
Request and Public Hearing:	<i>Text Amendment</i> ; Public Hearing Required; held by Planning Commission
Draft Text:	Draft STR Text posted
Action to be taken:	Planning Commission recommended denial; Planning Committee made suggestions and remanded it back to the Commission for further input and Discussion




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1. Two types of Permits (cap still 400):
 - Part-time permit: must operate between 15-72 days/year (fee remains \$250)
 - Full-time permit: must operate more than 72 days/year (proposed fee increase to \$500)
 2. Annual Registration:

Proposed change is to allow current STR Operators to apply first, from November 15th to December 15th;

Once Staff has gone through these applications, if there are any permits remaining and available, the process will then be opened to new applicants starting January 1st, (Staff will start on the waitlist).
 3. Parking Requirements – STR operator **MUST** provide adequate off-street parking
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(2) *Annual registration.* The STR permit application and registration fees shall be paid at the time the application is submitted. Any outstanding penalty fees must be paid prior to an application being reviewed. ~~For 2021, a~~ **For current STR Operators, re-applications must be submitted, and associated fees paid starting November 15th and ending midnight December 15th** ~~July . Re-applications received from~~ **current STR Operators after December 15th** ~~July 30 will~~ **not be** ~~subject to a late fee of \$100~~ **exempted from the cap and will be treated as a New STR Operator application. If there are permits remaining after current STR Operators have completed their re-applications, staff will begin processing applicants on the waitlist.** ~~Every year after, the application must be submitted and associated fees must be paid starting~~ ~~January 1, and reapplications received from existing STR Operators after January 30~~ ~~will be subject to a late fee of \$100.~~ Any application received for an STR that was illegally operating the prior year ~~must pay~~ **will be assessed** a penalty fee of \$500 in addition to the **standard** permit **fees.** **If an application is found to be incomplete, the primary contact will be notified, and will have five (5) days to submit missing information. If not received within five (5) days of notification, the application will be denied.**



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(B) *Annual renewal application requirements.* An application must be renewed submitted annually by to the Department of Planning, Land Use and Neighborhoods.

(1) *Information required.* The STR application shall contain the following information:

(a) The address of the rental dwelling;

(b) The type of rental:

- 1. Part-time Rental: A part-time rental allows the STR Operator to rent a minimum of 15 days and no more than 72 days per year. The rental days can be consecutive or nonconsecutive. If the Permit holder exceeds the 72-night maximum, they must remit the difference in cost between the part-time permit fee and the full-time permit fee and be recategorized as a full-time operator until the permit expires.**
- 2. Full-time Rental: A full-time rental allows the STR Operator to rent more than 72 days per year.**



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(e) The number of parking spaces provided on site. ***At least one additional off-street parking space shall be required for every dwelling rented on a short-term basis.*** and a photo of parking area for each rental dwelling. ***The STR Owner must designate and assign a maximum allowable number of STR Lessee vehicle parking space(s) on the premises during any rental period and submit a photo of designated parking spaces with the STR application.***

(1) The STR Owner must disclose in their advertising as well as notify all prospective Short-term Lessees in writing of the maximum number of vehicles permitted at the Short-term Rental property prior to making any agreement for any Short-term Rental.

(2) Vehicles associated with STR Lessee(s) may only utilize designated off-street parking assigned the STR property. Failure to do so, will result in a violation against the STR Owner.



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(C) ~~Permit registration~~ **application** fee. At the time of the application, the **a non-refundable application** permit registration fee shall be paid. These fees described below are established by Town Council and may be changed from time to time. The fee **s** includes the following: shall be: a

- (1) ~~Non-refundable application fee: \$50; and~~ **Part-time rental: \$250**
- (2) ~~Non-refundable STR permit registration fee: \$200.00.~~ **Full-time rental: \$500**

