

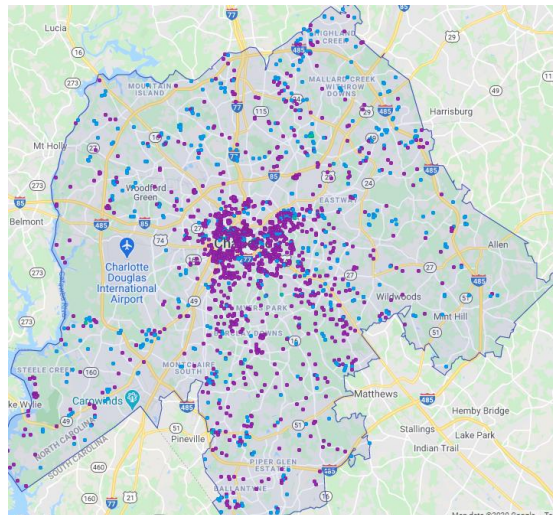
# Short-Term Rentals

GREAT NEIGHBORHOODS COMMITTEE  
OCTOBER 21, 2020

1

## Short-Term Rentals

- Approximately 2,100 rentals in Charlotte region
- Most rentals never come to the attention of city staff



2

## Current Approach

- ▶ Rental of an entire dwelling unit when homeowner not occupying
- ▶ Short-term rental, expressly as a separate land use, not defined in Zoning Ordinance
- ▶ Use interpretation of current zoning ordinance to enforce
  - Definition of "family" – no more than 6 unrelated individuals
  - Residential structure used as events facility
- ▶ Neighborhoods with restrictive covenants may limit use

## Future Approach / UDO

- ▶ Define as a separate land use and create prescribed conditions
- ▶ Staff has reviewed standards from other NC communities
- ▶ Potential prescribed conditions

## CMPD Short-Term Rental Response

- ▶ Receive 911 call
  - Noise at residence
  - Disturbance at residence
  - Complaint about vehicles
    - *Educate*
    - *Issue a warning*
    - *Issue a citation*
    - *Arrest*
- ▶ Free voluntary registry for short and long term rentals

## Short-Term Rental Enforcement

- ▶ Receive complaint
- ▶ Investigate property
  - Review AIRBNB/VRBO listing
    - *Meeting place*
    - *Event space*
    - *Party house*
  - Occupied by more than 6 unrelated people
- ▶ If violation found issue notice of violation
- ▶ Non-compliance; cite owner to environmental court

## Enforcement Challenges

- ▶ Lack of cooperation by owners
- ▶ Lack of available information to confirm activity at property
- ▶ Enforcement may take longer due to sporadic activity at residence
  - Monitor property
  - Monitor listings

## Next Steps

- ▶ Continue collaboration between CMPD, Code Enforcement & Planning
- ▶ Continue to respond to complaints using current regulations
- ▶ UDO will add clarity and strengthen current regulations

# Questions