

HOMESTAYS/SHORT-TERM RENTALS

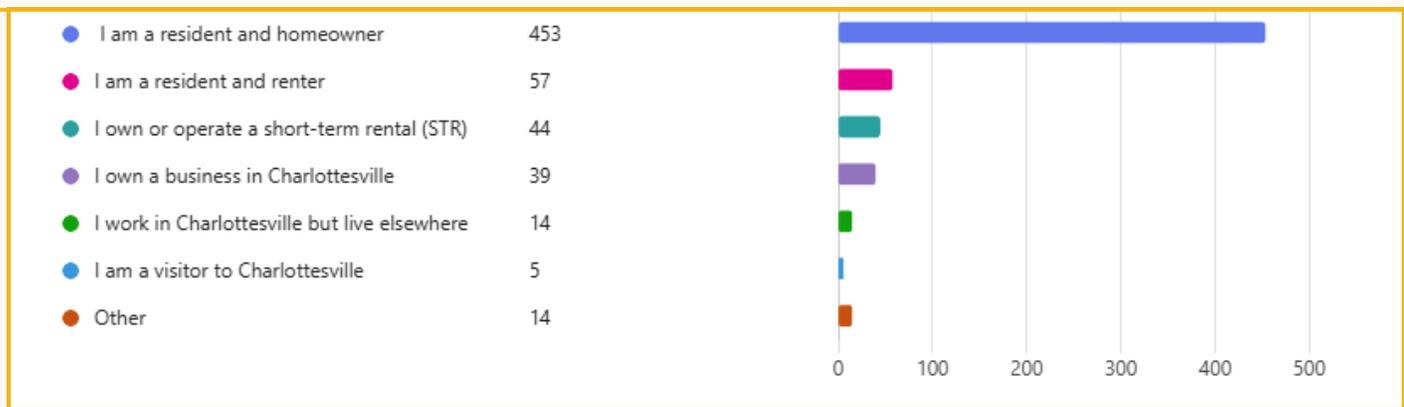


COMMUNITY INPUT RESULTS

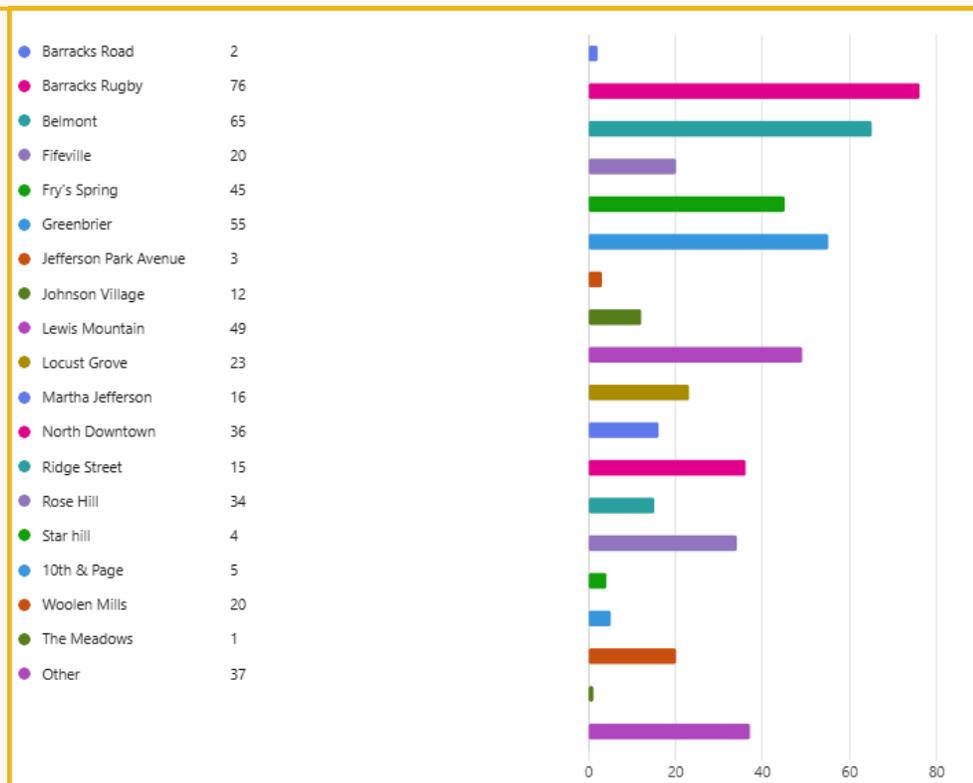
This report synthesizes the key findings from the recent homestay/Short-Term Rental (STR) survey conducted in Charlottesville. The survey aimed to gather community perspectives on the benefits and concerns associated with STRs to inform future policy development.

The survey was completely anonymous. However, respondents were able to share their demographic information, if amenable. An overwhelming majority of respondents identified as Homeowners in Charlottesville. There is diversity in the neighborhoods that live in or operate a Homestay/Short-term rental as seen below.

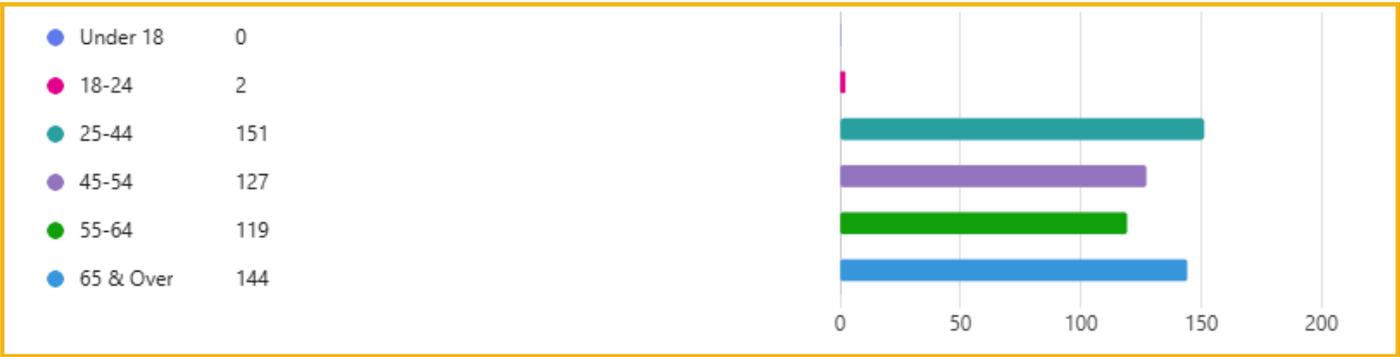
Question: What is your primary connection to Charlottesville?



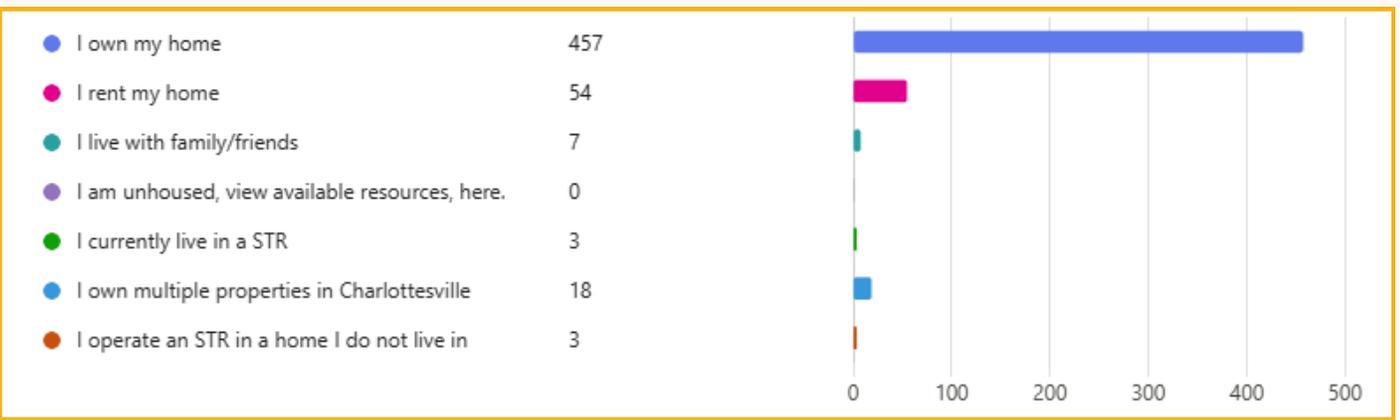
Question: In which Charlottesville neighborhood do you live or operate your Short-term Rental?



Question: What is your age?

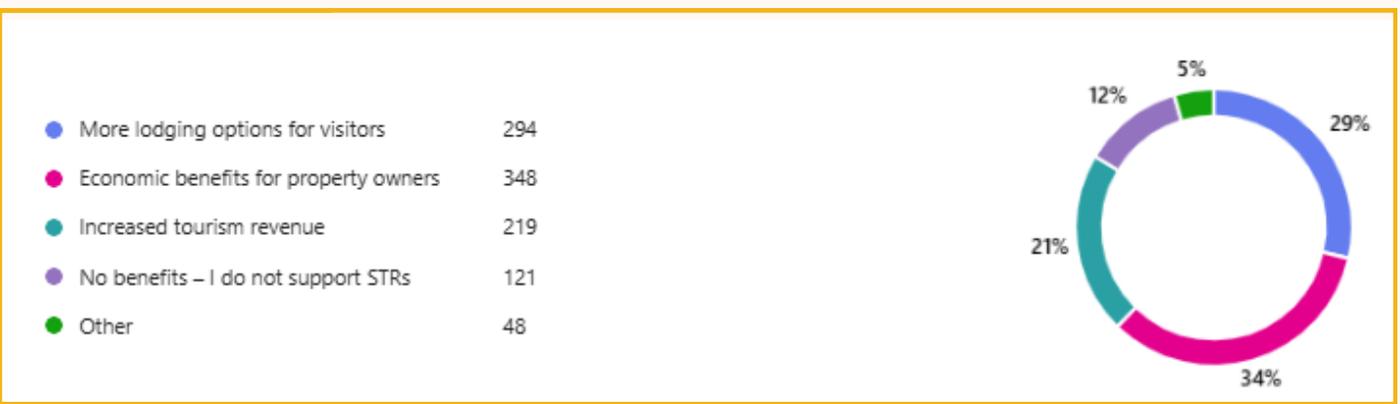


Question: What is your housing situation?



A significant number of respondents acknowledge the economic advantages for property owners and the broader tourism sector, as well as the convenience of offering more diverse lodging options for visitors.

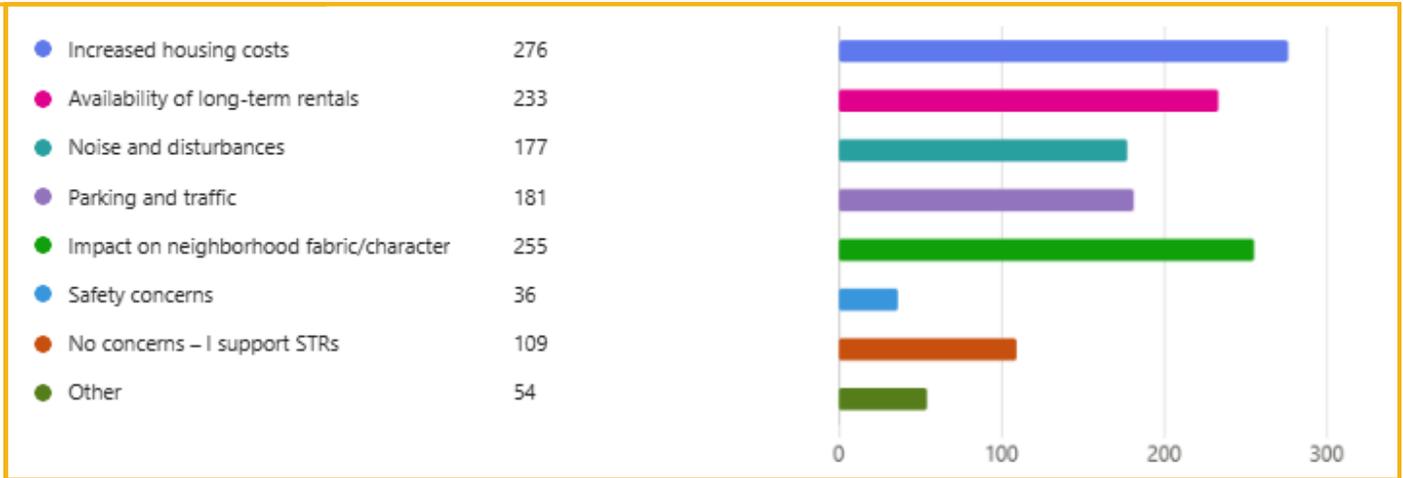
Question: What benefits do you see from short-term rentals?



The most dominant concern, by a substantial margin, is the impact of STRs on increased housing costs and the reduced availability of long-term rental units. This issue was cited by 85% of respondents who expressed concerns. Closely following are worries about the changing fabric and character of neighborhoods, and issues related to noise and disturbances, and parking and traffic.

An overwhelming majority of respondents who identified as Resident and Homeowner indicated they had no concerns regarding short-term rentals.

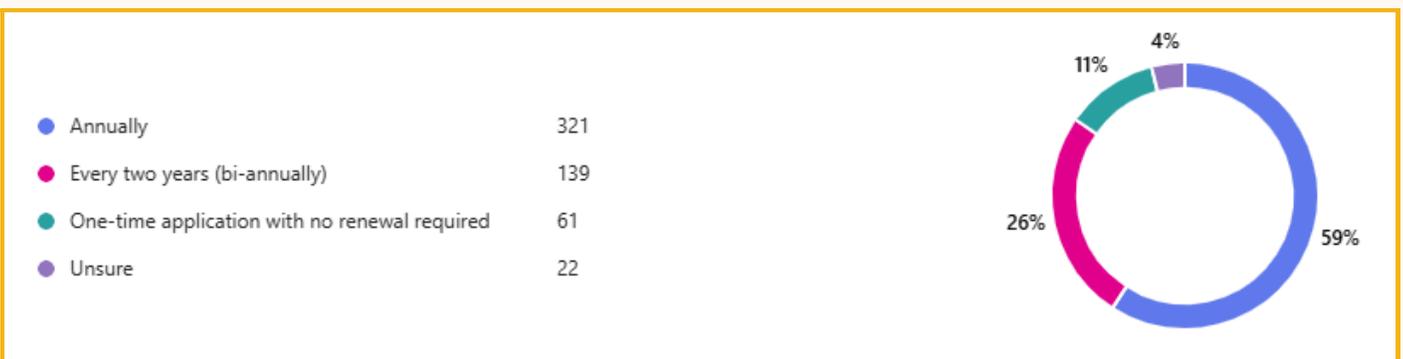
Question: What are the biggest concerns you have about short-term rentals in Charlottesville?



**Due to a change in survey structure on May 22nd, 2025 the data above has been modified to remove additional concerns if “No concerns - I support STRs” was selected.*

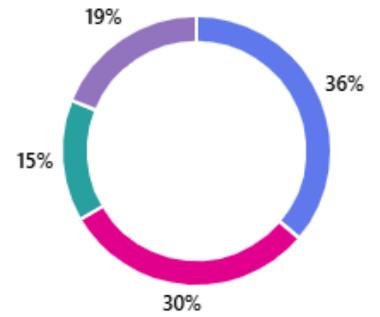
A recurring sentiment throughout the open-ended responses was the strong desire for better and more consistent enforcement of existing STR regulations. Several comments specifically pointed to a perceived lack of adherence to the 185-day owner-occupancy rule and called for more robust monitoring mechanisms.

Question: How long should STR permits be valid before renewal?



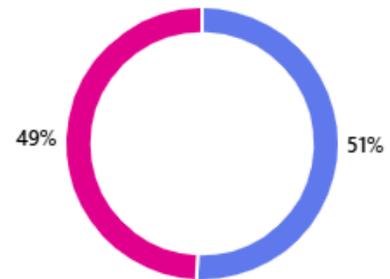
Question: Should there be a limit to the number of guests allowed per STR?

● Yes, a maximum of 2 guests per bedroom	211
● Yes, a maximum of 6 guests per property	177
● No, there should be no limit	85
● Other	110



Question: Should STRs be required to have off-street parking for guests?

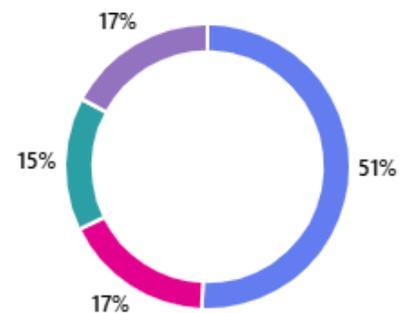
● Yes	275
● No	268



These findings underscore the critical need for a balanced and comprehensive approach to STR policy. Future regulations must aim to mitigate the identified negative impacts, particularly on housing and neighborhood stability, while strategically harnessing the potential economic benefits for the community. Effective enforcement and transparent communication will be key to building public trust and ensuring policy success.

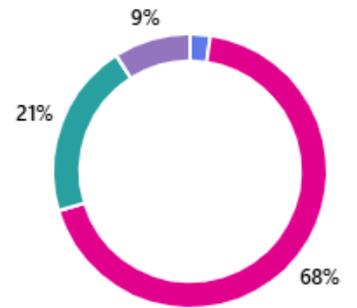
Question: Do you believe the City should reevaluate its STR policy and regulations?

● Yes	275
● No	93
● Maybe	82
● Unsure	93



Question: Have you ever stayed in a short-term rental (Airbnb, VRBO, etc.)?

● Yes, in Charlottesville	13
● Yes, but only outside of Charlottesville	369
● Yes, both in Charlottesville and other locations	112
● No	49



Question: Have you engaged with STR or zoning legislation in Charlottesville before (e.g. public meetings, submitting feedback, or reading policy updates)?

● Yes	204
● No	327
● Unsure	11

