

Homestay Ordinance Amendments



- **What is a Homestay:**
 - A residential property that is rented for less than 30 days
- **What Properties are affected:**
 - Homestays are located within residential zoning districts.
- **Who can operate a Homestay:**
 - Property owners who reside at the residence for at least 185 days of the calendar year
- **Why are we proposing to make changes to the Ordinance:**
 - The current code was created in 2015
 - The number of homestays have increased significantly
 - Existing policies may not support Comp Plan goals for housing and community stability



Homestay Ordinance Amendments

- **Comparative Research Highlights (Other Localities):**
 - **Proof of Residency:** Most localities (ex., New Orleans, Arlington, Blacksburg) require primary residency proof, similar to Charlottesville.
 - **Permit Validity & Fees:** Varies from annual to bi-annual, with fees ranging from \$40 (Greenville, SC) to \$560 (York, VA).
 - **Inspections:** Many require safety inspections (ex., smoke/CO detectors, evacuation plans) by city departments.
 - **Guest Limits:** Common to limit guests per bedroom (ex., 2 per bedroom) or total property (e.g., 6-10 total).



Comparative Research

- **Comparative Research Highlights (Other Localities):**
 - **Proof of Insurance:** Often required (ex., \$1,000,000 liability in New Orleans, Roanoke, York).
 - **Proof of residency requirements:** driver's license, sworn affidavit,
 - all localities require documentation to prove that a property is owned by the applicant.
 - **(New) Human Trafficking Certification**
 - all Virginia Operator's will be required to comply with new regulation



Community Survey Highlights

The City conducted a survey with over 1,000 respondents

- **Key Benefits:**
 - Economic for Owners
 - Tourism Boost
 - Visitor Options
- **Primary Concerns:**
 - Housing Impact
 - Neighborhood Fabric
 - Nuisance: Noise, parking, traffic issues.

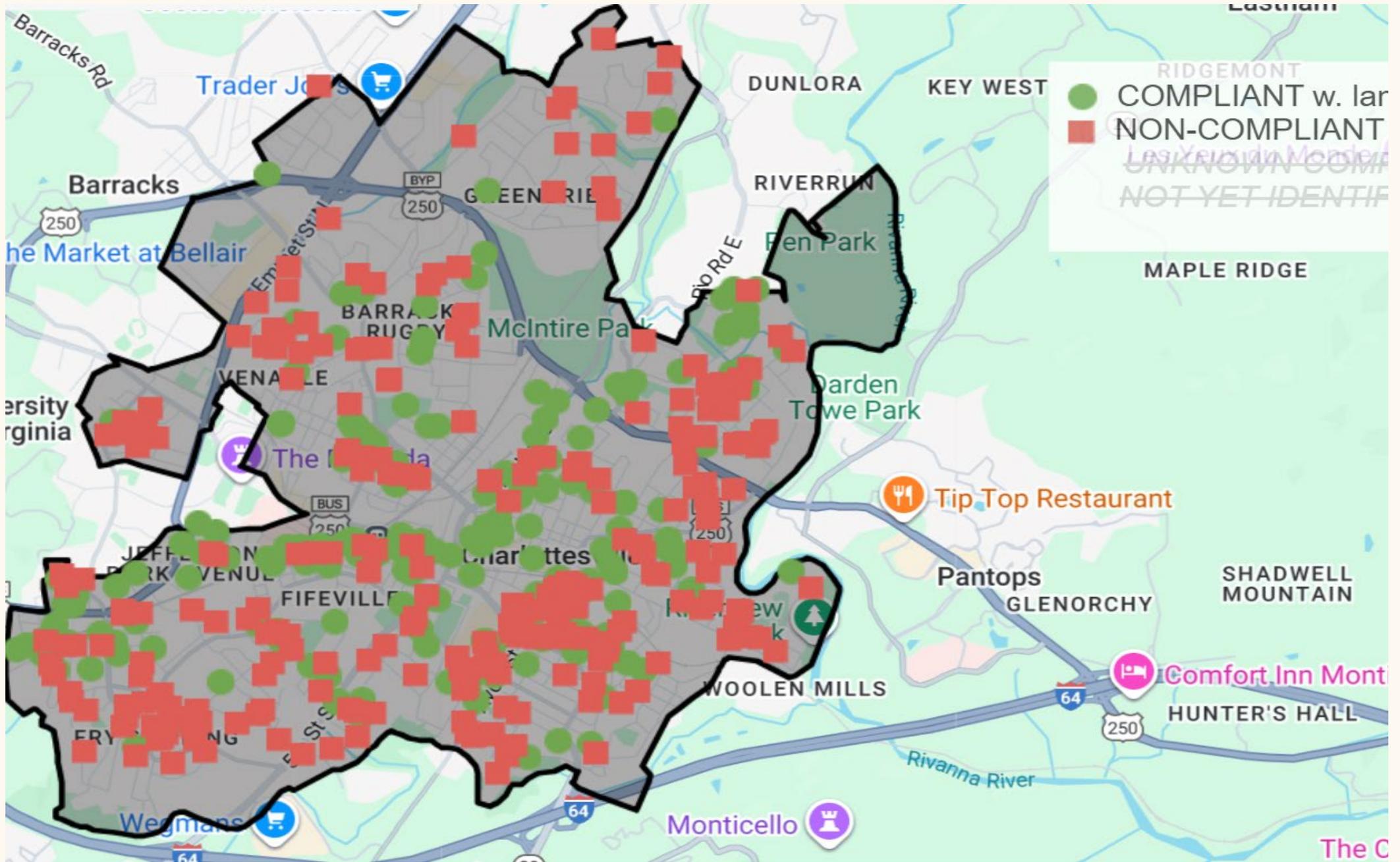
A subset of respondents indicated they had no concerns regarding short-term rentals, primarily those that identify as Resident-Homeowners.



Granicus:

The City has hired Granicus to assist with Administering the Homestay Program

- Software tailored for City of Charlottesville
 - Locate Short Term Rentals
 - Assist with proactive enforcement and licensing
 - Ensure that all occupancy taxes are collected (9%)
 - Letter generation
- Highlights:
 - Identification of 529 short term rentals (83% on single family properties)
 - Tracks rentals from every platform
 - Catalogs rental history
 - Enforcement tool

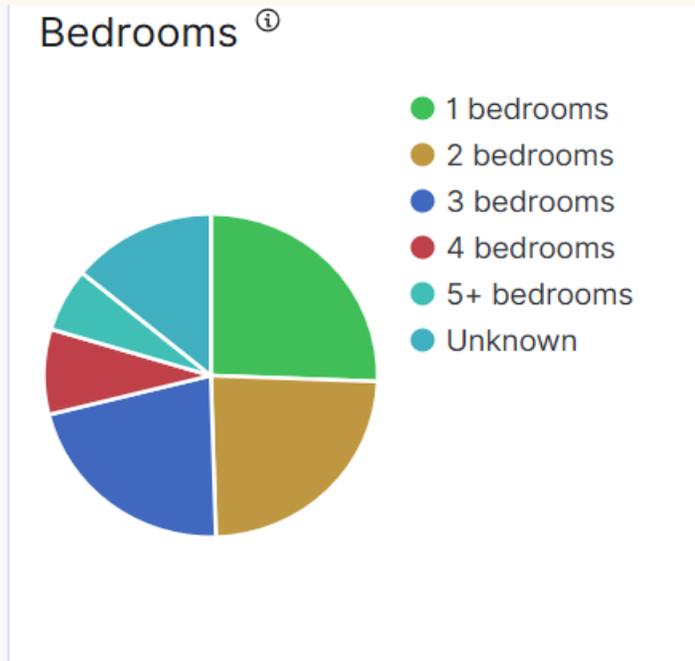
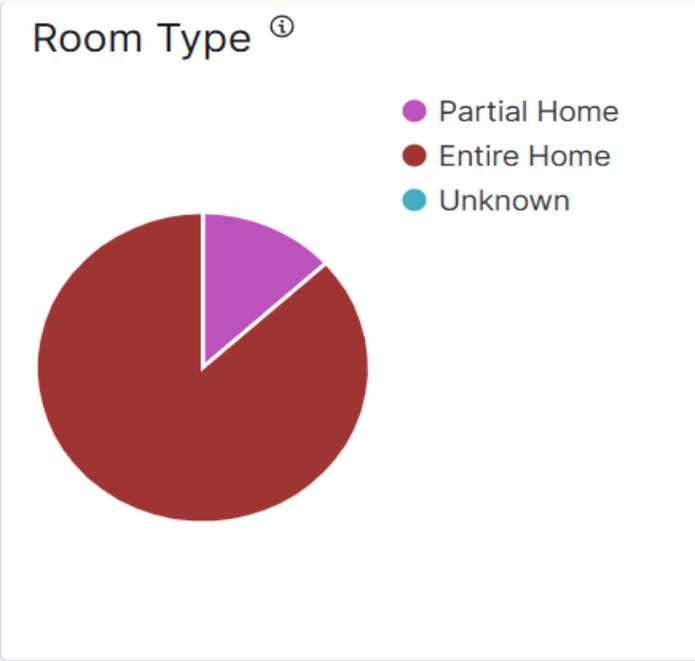


Charlottesville Homestay Data:

Entire home rental: 85%
Partial home rental: 15%

Rental Unit bedroom count:

1 bedroom: 25%
2 bedrooms: 24%
3 bedrooms: 22%
4 bedrooms: 9%
5+ bedrooms: 6%





Purpose of Amendments:

Why Update the Regulations?

- Address Community Concerns
- Improve enforcement and compliance
- Support safe housing
- Promote Responsible hosting

Current Regulations and Proposed Amendments to Homestay Ordinance:



Proof of Residency

A Homestay must be owned by the application and the property owner must reside at the property for at least 185 days of each calendar year.

- **Current:** The property owner must provide proof of residency by providing either a photo ID or voter registration card
- **Proposed in addition:** A signed Affidavit will be required in addition to a photo id. Applicant will swear under oath that they meet the residency requirements in ordinance

Current Regulations and Proposed Amendments to Homestay Ordinance:



Permit Validity and Fees

- Currently a Homestay Permit is valid for 1 year, with a fee of \$100
- Proposed: A Homestay permit will be valid for 3 years and cost \$500. The permit fee will help pay for the mandatory internal safety inspection

Current Regulations and Proposed Amendments to Homestay Ordinance:



Mandatory Safety Inspection

- Currently the code states that an operator is required to have smoke detectors and carbon monoxide detectors, fire extinguisher
- Proposed: A Safety Inspection is required on the premises
 - Fire Extinguisher
 - Carbon Monoxide detector
 - Smoke Detectors
 - Bedroom square footage
 - 2 points of ingress/egress
 - Evacuation plan



New Regulations:

Maximum Occupancy of 8 persons:

- Homestays will comply with the building code
- 2 person are allowed per bedroom, with a maximum of 8 people per Homestay
- Only bedrooms can be used for sleeping purposes
- Maximum occupancy for each will be determined during Safety Inspection

Human Trafficking Training

- State Mandated Training
- Applicant must submit training certificate at time of application
- Promoting awareness to human trafficking, how to identify it and properly respond



Next Steps

Phase 2: REVIEW (November- December)

- **Activities:** Convene focus groups; host public sessions for feedback; revise draft.
- **Staff Roles:** Coordinate engagement; revise ordinance.

Phase 3: FOLLOW THROUGH (January)

- **Activities:** Present to Planning Commission; City Council work session & public hearing; final adoption.
- **Staff Roles:** Prepare/deliver leadership presentations.

Phase 4: FOLLOW-UP (March onwards)

- **Activities:** Implement new ordinance; ongoing communication & compliance monitoring.
- **Staff Roles:** Ensure implementation; maintain oversight.

Homestay and Short-Term Rental Community Event Feedback Form

