

## Preliminary Recommendations for Regulating Short-Term Residential Rentals

The County Council tasked the Planning Department with conducting public outreach and making recommendations regarding zoning regulations for short-term residential rentals. Following initial review and recommendations made by the Planning Board last spring, Planning Staff held additional public meetings, researched legislation in other jurisdictions, and gathered input from numerous stakeholders. Planning Staff has come up with the following preliminary recommendations for an amendment to the zoning code:

- Allow as a “limited” use in all zones where residential development is allowed.
- Require proof that the home is the primary residence of the applicant by requiring the applicant to provide valid proof of home address as established by Executive Regulation under Method 2 of Chapter 2 (2A-15).
- Require that an applicant provide written proof that neighbors (those who share a wall or property line with the applicant’s property or dwelling unit) have been notified about the application.
- Restrict rental occupancy to a maximum of **14 days per month** and **90 days per year**.
- Require a license under Chapter 54 (Transient Lodging Facilities) of the County Code.
- Limit occupancy of the dwelling unit to a “household” as defined in the zoning code (no more than 5 unrelated people).
- Require that:
  - one off-street parking space is available per two bedrooms **or**
  - the online listing must indicate that vehicle parking is not allowed.
- Prohibit parties and unregistered visitor.
- Require the host to post rules and regulations, including contact information for a *mandatory designated representative* (to be defined) inside the rental.
- Require the host to maintain a record of visitors which is subject to audit.