

Attachment B Short Term Rental Approaches in Other Localities

<i>City of Charlottesville</i>	<p>Allows homestays rentals and Bed and Breakfasts. Accessory dwelling units are not permitted for rentals.</p> <p>Homestays: Requires permit and for applicant to have lived in the property for a minimum of 180 days as proof of residency. There are not restrictions on the length of stay for renters. A “responsible party”, either an individual or business entity, must be within 30 miles and available 24/7.</p> <p>Bed and Breakfasts: Require a city business license. Renters allowed a maximum stay of 90 days.</p> <p>Requires smoke detector, carbon monoxide detectors, and fire extinguishers</p>
<i>City of Blacksburg</i>	<p>Allows homestay rentals, defined as the accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short-term transient rental purposes. Two types are allowable, though owners may only have one homestay in the locality.</p> <p>Type A: host is present during the homestay and no more than two of the bedrooms in the homestay unit are rented. A max of 90 days of this type of rental is allowed in each calendar year. Any Type B Rentals count towards the 90 maximum.</p> <p>Type B: all other rentals, including ones where more than two bedrooms of the homestay are rented or the host is not present during the homestay. A max of 30 calendar days of this type of rental is allowed in each calendar year.</p> <p>Requires smoke detector, carbon monoxide detectors, and fire extinguishers</p>
<i>Arlington County</i>	<p>Allows homestay rentals with requirement that owner must occupy the property 185 days of the year.</p> <p>Requires adherence to Building Code, smoke detectors & fire extinguishers</p>
<i>City of Fairfax</i>	Short term rentals must abide by City laws – No AirBnBs; single-family dwellings are only allowed to house people after being registered with the City as “Bed and Breakfast”
<i><u>City of Austin, TX</u></i>	<p>Vacation rentals are permitted with a maximum stay of 30 days. Two types are allowed:</p> <p>Type 1: Owner is present during rental.</p> <p>Type 2: Owner is not present during the rental.</p>