

A coastal landscape at sunset. In the foreground, there are tall, dry marsh grasses and a wooden fence made of vertical posts. The background shows a body of water and a distant shoreline under a warm, orange sky.

SHORT TERM RENTALS

Proposed Ordinance Revisions



Goal of the Short-Term Rental Ordinance

- Ensure Public Safety
- Promote Consistency with the Kiawah brand and standards
- Balance impact of rental properties on the community
- Improve compliance
- Keep ahead of a rapidly evolving short-term rental “industry”



TOWN OF *Kiawah Island*

STR Changes Summary

- STR business licenses are not transferable
- CAPS (*in addition, narrowed the areas subject to STR Caps*)
- Definition used for CAPS changed
- Three violation clause
- PLL opportunity
- Annual Application Fee

Short Term Rental Ordinance Changes Summary

1st Draft

STR license was transferable with the property to the new owner.

Establishment of licensing caps that would potentially limit, in any calendar year, the number of available rental business licenses. The proposed caps would establish a limit of 20% of all homes island-wide in R1, a limit of 40% of all homes island-wide in R2, and no limit in all other residential zoning districts. If the license cap is reached, the applicant will be placed on a waiting list until a license becomes available.

Destination or Vacation clubs are not allowed in R1, R2 or R3 zoning districts. Existing licensed properties will be grandfathered, as long as their license is renewed on time, but no new licenses will be issued to businesses meeting this definition.

Owners may not separately rent pool houses, guest houses, individual rooms or bedrooms.

Restrictions on overnight parking to address overcrowding and control parking in yards and streets. Inspection sheets must be posted and identify smoke alarms, fire extinguishers, parking spaces, bedroom count, trash can locations, and contact information.

Advertisement of STR properties must include rental license number, the maximum number of vehicles permitted for overnight parking, number of approved bedrooms, and the maximum allowable occupancy.

A local property manager or agent must be available to respond to an issue with the property within two hours of notification by either a guest or Town official.

Commercial businesses cannot be operated out of any STR property.

Licensed applicants must provide proof of ATAX payments from the previous year at renewal time.

2nd Draft

STR licenses will not transfer with the sale of a property. The buyer would need to apply for a STR license.

Narrowed the areas subject to licensing caps and included developed, but currently unbuilt lots for calculating available licenses. The new definition still includes all R1 properties island-wide but only select R2* properties [defined here](#). No change to the waiting list clause.

No change.

No change.

No change.

No change.

No change.

No change.

No change.

Additions:

Added a three ordinance violation limit clause. If a STR owner receives three violations (defined as a guilty finding in municipal court) then their license is subject to revocation for a twelve-month period.

Offers lot owners the right to secure a STR License, via a Provisional Lot License (PLL). A PLL would have a three year expiration. PLL's and regular STR licenses will come from the same pool of licenses available under the capped zone.

Added an annual application fee for the STR license that would apply to both homeowners and those seeking a Provisional Lot License. The fee for properties not subject to caps is \$200; for properties subject to caps is \$1,500. These fees will allow for improved enforcement.



STR Changes Summary

- Destination or Vacation Clubs
- Prohibitions
 - *Separate rental of pool houses, guest houses, rooms or portions of homes*
 - *Operation of a commercial business in a STR*
- Overnight Parking Restrictions
- Advertisement of STR Properties
- Local Contact
- Licensed applications must provide proof of ATAX payments

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Code Enforcement

Living next door or in close proximity to a short-term rental can range from mildly concerning to impacting the quality of life. Visitors usually rent the accommodation only for a couple of days, thus neighbors see new people coming and going every few days. Related complaints about trash, parking issues and noise disturbance is generally the main complaint.

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VISION STATEMENT

The Town of Kiawah Island is a **RESIDENTIAL** (emphasis added) community incorporating a world-class resort and a unique, vibrant shopping village within a natural maritime setting that is being preserved and enhanced for current and future generations.

SOURCE – TOKI COMPREHENSIVE PLAN PAGE I-5



GOAL

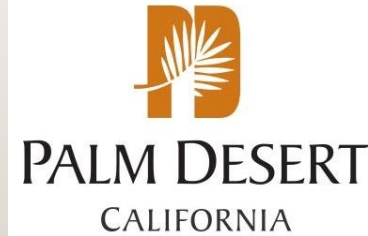
On balance, **Town's pre-eminent goal is to protect and preserve the residential character** (emphasis added) of the community while maintaining the benefits inherent in the resort component.

SOURCE – TOKI COMPREHENSIVE PLAN PAGE I-5

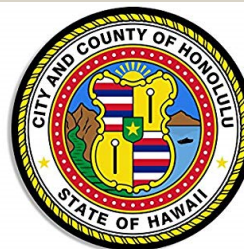
A coastal landscape at sunset. In the foreground, there is a wooden fence made of vertical slats, partially obscured by tall, dry grass and reeds. The fence runs across the frame. In the background, a body of water is visible, with the sun setting on the horizon, creating a warm, golden glow. The sky is a mix of orange and yellow, and the water reflects the light. The overall scene is peaceful and scenic.

SHORT TERM RENTALS

OTHER JURISDICTIONS



Welcome to
Town of Jackson







BARBARA NICHOLS
CA REAL ESTATE BROKER

“The real estate industry needs to take a stand to protect residential zoning laws against Short Term Rentals. Without this protection, property values will decline and cause neighborhood stress and disruption.”

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