



SHORT TERM RENTALS

City Council adopted a new Short Term Rental (STR) Ordinance (no.).
Effective date January 1, 2024

TYPES OF STRS



STR - Accessory - Guest house on homesteaded property.

STR - B&B - rooms for rent within property owners homestead property.

STR - Facility- complex with multiple dwelling rental units (up to 8)

STR - Unoccupied - transient lodging not located on property owner's principal residence.

OFF-STREET PARKING



Unoccupied - 1 space/bedroom**

Accessory - 2 spaces for primary structure + 1/br**

B&B - 2 for primary structure + 1/bedroom **

Facility - 60% of permitted occupancy

** Nonconforming Properties - do not have to comply with the 2024 parking requirements.

PERMITS



Required for each STR unit. Valid for one year
Applied for and tracked with MYPermit.com software online.

Application Fee: Non-refundable

Efficiency & 1 Bedroom - \$300

2 bedrooms = \$500

3 bedrooms = \$700

4 bedrooms = \$900

5 bedrooms = \$1000

Permit Transfer = \$300



Hotel Occupancy Tax (HOT)

7% (city portion) remitted quarterly

Submit a schedule of Gross Taxable Receipts showing the reservation date and amount customer paid plus cleaning fees.

If no receipts during a quarter, file a zero-dollar receipts remittance each quarter.



SHORT TERM RENTALS: QUICK FACTS

Check zoning to know what type (if any) of STR is allowed on the [City's Zoning Map](#).

STR Type	Accessory	B&B	Condo	Facility	Unoccupied
Zoning District					
R1	Y*	Y	N	N	SE**
R2	Y	Y	N	N	SE**
R1-A	N	N	N	N	N
R3	N	N	N	N	N
C1	Y	Y	N	Y	Y
C1.5	Y	Y	N	Y	Y
C2	Y	Y	N	Y	Y
CBD	Y	Y	N	Y	Y
		<i>Y - yes allowed</i>	<i>N - not allowed</i>	<i>* if lot is greater than 10,00 sf</i>	<i>SE - Special Exception Permit - **qualification needed</i>



ZONING DISTRICTS

The zoning district determines which types of STRs are allowed by-right, which require a Special Exception, and where they are not allowed.

For details on 2024 [Ordinance](#)

Questions: Development Services Department
830-990-2028