



# Short-Term Rentals (STRs)

## Project Timeline

- June 12, 2019:** CHALT, Chamber for a Greater Chapel Hill-Carrboro, and local hoteliers submitted a petition asking that the Town of Chapel Hill regulate STRs.
- June 19, 2019:** Council adopts resolution directing staff to develop updated standards for STRs with input from community stakeholders.
- September 11, 2019:** Council adopts a resolution creating a charge for the STR Task Force focused on dedicated STRs.
- October 2019– February 2020:** STR Task Force meets monthly to discuss topics related to STRs.
- February 5, 2020:** STR Task Force completes their study and makes findings for the Town Council to consider.
- March 6, 2020:** Council Committee on Economic Sustainability (CCES) meets to discuss STRs and receive update from staff on the work of the Task Force.
- June 17, 2020:** Council dissolves the STR Task Force and directs staff to consider next steps.
- October 2, 2020:** CCES meets to discuss STRs and possible ordinance provisions.
- December 2, 2020:** Town Council meets during work session to discuss STRs. Council expresses interest in providing caps on the number of Dedicated STRs permitted in the community.

For more information, please visit: <https://chplan.us/ChapelHillSTRs>

## What are STRs?

A short-term rental (STR) is the renting of all or part of a residential dwelling unit for a period of less than 30 days for compensation.

The emerging phenomenon in the number of STRs has significantly increased in the last five years with the support of websites such as Airbnb, Homeaway, and VRBO. The Town’s Land Use Management Ordinance (LUMO) predates the rise of STRs. It currently does not allow for this use, except under the definitions of Home Occupation, Tourist Home, and Overnight Lodging (in the Blue Hill District only).

## Types of STRs:

Primary Residence STR	Dedicated STR
Hosted STR	Unhosted STR
<ul style="list-style-type: none"> <li>Primary resident (R) is on-site with guests (G)</li> <li>Nightly rental of a spare bedroom or accessory dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>Primary resident (R) is not on site with guests (G) and has vacated the site during the guests’ stay</li> <li>Nightly rental of a principal residential dwelling unit or an accessory apartment located on the same site as a private, resident-occupied dwelling</li> </ul>
<p><b>Current LUMO Provisions:</b></p> <ul style="list-style-type: none"> <li>Home Occupation</li> </ul>	<p><b>Current LUMO Provisions:</b></p> <ul style="list-style-type: none"> <li>Tourist Home</li> <li>Overnight Lodging (Blue Hill District Only)</li> </ul>
	<p><b>Current LUMO Provisions:</b></p> <ul style="list-style-type: none"> <li>Tourist Home</li> <li>Overnight Lodging (Blue Hill District Only)</li> </ul>

### Proposed Definitions:

**Primary Residence Short Term Rentals:** the rental of a principal dwelling unit that is rented wholly or partly for a fee for fewer than thirty (30) consecutive days to transient guests.

**Dedicated Short Term Rental:** the whole-house rental of a residential dwelling unit that does not have a principal resident for a fee for fewer than thirty (30) consecutive days to tran-

## Next Steps



- March 5: Town Council input at Council Committee on Economic Sustainability (CCES) meeting
- April: Public Information Meeting
- April: Planning Commission reviews ordinance
- May: Council reviews ordinance
- June: Possible Council action on ordinance