



PROPOSED SHORT TERM RENTAL ORDINANCE OVERLAY DISTRICTS

FREQUENTLY ASKED QUESTIONS

	Question	Response
1	What if my property is in one of the overlay districts?	Short Term Rentals are permitted provided the property adheres to the new requirements of the Short Term Rental Ordinance.
2	What if my property is not in one of the overlay districts?	Short Term Rentals are not permitted outside of the overlay districts.
3	What if I was previously granted a conditional use permit for a Short Term Rental but my property is not in one of the overlay districts?	The proposed ordinance change would allow the continuation of all City Council granted Short Term Rental conditional use permits; however, they would expire 5-years after their approval and would not be eligible for renewal.
4	How does the proposed ordinance affect Short Term Rental properties meeting the requirements of grandfathering?	Grandfathered Short Term Rentals must continue to meet the requirements of Section 241.2 of the Zoning Ordinance as currently written; however, two additional criteria are proposed. <i>1. Additional life safety requirements and inspections.</i> <i>2. Structure inspection requirements and occupancy limits for balconies and decking.</i>

5	How do I know if my Short Term Rental is grandfathered?	<p>The present definition of grandfathered property, as written in Section 241.2 of the Zoning Ordinance is as follows:</p> <p><i>“Any short term rental that has registered and paid transient occupancy taxes to the Commissioner of the Revenue prior to July 1, 2018 shall be considered grandfathered and shall not be required to obtain a conditional use permit but must meet the conditions of Section 241.2.”</i></p> <p>If you feel your STR meets this definition, please visit www.vbgov.com/STR to submit the appropriate paperwork proving your Short Term Rental’s grandfathered status to the Zoning Office.</p>
6	How do I register a complaint relating to a Short Term Rental?	Please call 311 or the Zoning Office at (757) 385-8074.
7	When are the proposed ordinance changes expected to be adopted?	<p>Planning Commission is expected to hear the proposed ordinance revision at a public hearing on February 10th, 2021.</p> <p>City Council is expected to hear the proposed ordinance revision in March, 2021 (the exact date in March will not be known until after the February Planning Commission hearing takes place).</p> <p><i>Please note: These dates are subject to change.</i></p>

8	If City Council grants my Short Term Rental conditional use permit request before the proposed ordinance revisions are adopted, will I still be able to use the property as a Short Term Rental?	Yes; however, if the property is located outside one of the overlay districts, the conditional use permit would expire after five years and would not be eligible for renewal (see question #3).
9	If I am eligible to operate a Short Term Rental on a property located within an overlay district, how many times can I rent the home per week?	The proposed ordinance revision would allow the Short Term Rental to be rented 52 times per year.
10	Is there a minimum stay requirement?	The proposed ordinance revision does not mandate the number of days associated with each stay. Instead, the proposal limits the number of rentals to 52 times a year.
11	If I register my Short Term Rental with the Commissioner of the Revenue, can I begin renting without also registering with the Planning Department?	No. Property owners can register a proposed Short Term Rental with the Commissioner of the Revenue at any time; however, no Short Term Rental use can be conducted from the home until proper registration with the Planning Department is completed. Under the proposed ordinance revision, only those property registrations located with an overlay district, or those who are determined to be grandfathered, will be approved by the Planning Department, and only if they meet all the requirements of the ordinance.

12	If there is an emergency or a noise problem associated with an Short Term Rental, how long does the owner have to address the issue?	The proposed ordinance revision stipulates that “the owner or agent must be capable of physically responding to the site of the STR within 30-minutes at all times while the property is rented.”
13	My Short Term Rental is outside of the Sandbridge community and falls in an overlay district. Once properly registered with the Planning Department, can I rent out my Short Term Rental for special events?	No. The proposed ordinance revision prohibits Short Term Rentals from obtaining Special Event Permits. Furthermore, the revision proposal also states that no events associated with the Short Term Rental shall be permitted with more than the allowed number of people who may stay overnight (number of bedrooms times two) on the property where the Short Term Rental is located.