

	RALEIGH	ASHEVILLE	WILMINGTON	CHAPEL HILL	GREENSBORO (PROPOSED)
<b>Zoning permit required</b>	Yes-permit number must be posted on property and advertisements.	Permit required for whole-house, but not required for homestays	No – Wilmington removed registration, did not add a permit after <i>Schroeder</i>	Yes	Yes
<b>Enforcement measures</b>	Yes-civil penalties.	Yes – civil penalties more significant than for other types of violations <sup>1</sup>	Yes – civil penalties follow same scale as for other violations	Yes	Yes
<b>Revocation of permits</b>	Yes	Yes <sup>2</sup>	No	Yes	Yes – if owner/operator is convicted of a criminal offense on the STR premises; or by having two or more verified violations of any City ordinance on the STR premises within 365-day period
<b>Separation requirements</b>	No	No	No – removed after <i>Schroeder</i>	No	No
<b>Owner-occupied vs. Non-owner-occupied</b>	No owner occupancy requirements.	No owner occupancy requirements.	No owner occupancy requirements.	No owner occupancy requirements. <sup>7</sup>	No owner occupancy requirements
<b>Owner/operator located in proximity to STR</b>	No	<u>Homestay</u> : Owner/operator on-	<u>Homestay</u> : in residential/historic districts, “host” who	Yes-local operator must be available to	Yes – owner/operator for whole-house rentals

<sup>1</sup> Asheville’s ordinance separates out violations related to “Lodgings,” including STRs, providing for a \$500/day penalty (compared to general \$100/day penalty for other violations).

<sup>2</sup> Asheville: No detailed standard for revocation in ordinance, seems revocation within discretion of Planning following a violation.

		site during rental period  <u>Whole-house</u> : No standard set by ordinances	resides on-site (i.e. may be a long-term resident)  <u>Whole-house</u> : in residential, historic districts, local operator must be within 25 miles of property	respond within two (2) hours. <sup>8</sup>	are to be located within Guilford or directly adjacent counties
<b>Policies on owner contact information</b>	None in ordinance-required in zoning application.	None in ordinance	Yes <sup>3</sup>	Yes-posted within the short-term rental and must match the permit.	Yes – to be posted prominently within the short-term rental
<b>Zoning districts</b>	All Residential zoning districts.	Whole-house (Short-term vacation rentals): significantly limited, primarily to a Resort district	Broadly allowed in residential, historic, some business and mixed-use districts	Yes-distinction between primary residence and dedicated STR. <sup>9</sup>	Limitation is about use, not district – “allowed only in residential dwelling units”
<b>Multi-unit building policies</b>	Yes-no more than 25% or two units, whichever is greater.	Yes – up to two guest rooms for homestays	Yes – max of 3 guest rooms (also impacted by requirement of 1 unit for “host” at homestays in residential/historic districts, noted above)	Yes-no more than 2 units or 3% of units, whichever is greater.	Yes – no more than 1 unit or 25% of units, whichever is greater
<b>Minimum rental period</b>	No	No	No	Yes-not for a period less than eighteen (18) hours.	No

<sup>3</sup> Wilmington: Name and telephone number of owner/operator to be posted in each STR unit.

<b>Maximum rental period</b>	Yes-30 days.	Yes – Short-term vacation rentals: less than one month Homestays: less than 30 days	Yes – 29 days or less	Yes- 30 days	Yes – 30 days
<b>Parking requirements</b>	No	Yes <sup>4</sup>	Yes <sup>5</sup>	Yes <sup>10</sup>	Yes – the rental has same parking rights as the dwelling unit has itself
<b>Insurance requirements</b>	No	Yes	Yes <sup>6</sup>	No	Yes – but will be in permit
<b>Notifying renter of neighborhood rules</b>	No	No	No <sup>7</sup>	No	Yes

<sup>4</sup> But no additional off-street parking required for homestays.

<sup>5</sup> Wilmington: In residential and historic districts, parking requirement (1 off-street space per bedroom) can be satisfied by off-site shared parking, rented spaces in lots, etc.

<sup>6</sup> Wilmington: Owner responsible for keeping in effect “during all times the unit is used as” STR, commercial general liability insurance of not less than \$500,000 for each occurrence of bodily injury/property damage.

<sup>7</sup>The simultaneous rental of more than one dwelling unit on the zoning lot to more than one party under separate contracts is permitted only when the STR operator is onsite.

<sup>8</sup>The responsible party shall be available 24 hours per day and seven (7) days a week during all times the property is under rental. The name, telephone number, and email address of the designee shall be conspicuously posted within the short-term rental and match the name, telephone number, and email address provided in the short-term rental permit.

<sup>9</sup> STR -primary residence (host resides more than half the year) -accessory dwelling rental allowed in all zoning districts. STR -dedicated (not primary residence) not permitted in residential zoning, whole-house permitted in TC-1, TC-2, TC-3 (town center districts), CC (community commercial), N.C(neighborhood commercial) ol-1 ol-2, ol-3, (office/institutional), PD-MU (Planned Development-Mixed Use).

<sup>10</sup>One parking space per bedroom plus one parking space should be provided for each STR. Each STR is further subject to the parking regulations in Chapel Hill’s LUMO Section 5.9.

<sup>7</sup> While Wilmington’s ordinance does not call for “neighborhood rules” to be shared with short-term renters, other provisions of their ordinance (such as specifically requiring that operators ensure refuse is brought out on assigned days) may strongly encourage similar information to be shared