



FAQs About Proposed Regulations for Short Term Rentals

(also located at www.greensboro-nc.gov/ShortTermRentals)

What is the City changing?

Greensboro's Land Development Ordinance (LDO) does not currently define "Short Term Rental" and this needs to be addressed. Now, the City regulates Short Term Rentals using a Tourist Home/Bed and Breakfast definition, which in some cases requires a Special Use Permit.

This can be confusing to owners of homes and their neighbors, and does not always reflect the contemporary practices of Short Term Rentals.

How does the City now define a Short Term Rental?

"The rental (for a fee or other valuable consideration) of a portion or all of a residentially used property for a period of no more than 30 days."

Short Term Rentals can be either Homestays or Whole House Rentals.

What's the difference between short term rentals? Will owners be required to be onsite?

Homestay Short Term Rentals involve the rental of only a portion of available bedrooms in a residential property. The host must use the property as their primary residence and be on-site during the rental.

Whole House Short Term Rentals involve the rental of an entire residence for a fee for a minimum of two nights. If the residential property is not the host's primary residence, the host must identify a local operator (with a local contact) and provide their contact information to the City's Planning Department when applying for a Zoning Permit.

Tourist Homes/Bed and Breakfasts involve a dwelling in which lodging with or without meals is provided for overnight guests for a fee.

Why is the City regulating Short Term Rentals?

Regulations ensure a balance between the rights of property owners to use their property while ensuring the level of activity with this use does not change the character of residential properties or create an undue burden on neighbors.

What are the standards Short Term Rentals must follow?

Short Term Rentals are only permissible in residential dwelling units and will require a host to apply for a Zoning Permit. A Special Use Permit will no longer be required.

The application process for a general purpose Zoning Permit will be developed soon and details will be posted on this Web page.

Regulations

- A maximum of two adults are allowed per rented bedroom
- No publicly announced or promoted events that involve more than two times the number of guests are allowed
- No exterior signs advertising a Short Term Rental are allowed
- Hosts of Whole House Short Term Rentals must live in Guilford County or a directly adjacent county. These hosts must also post their contact information in a prominent location within the rental space and be readily accessible throughout the rental period.

How will regulations be enforced?

The final process for enforcement related to Short Term Rentals and the application process for a general purpose Zoning Permit will be developed soon and details will be posted on this Web page.

How will noise complaints and parking issues being addressed or investigated?

All existing City ordinances, such as those involving parking, noise, refuse, etc., will continue to apply to Short Term Rentals, and Code Compliance inspectors will continue to investigate potential violations.

Can the City limit how many Short Term Rentals can be owned/operated in a neighborhood?

The City has some authority under zoning to require minimum separation between certain uses such as non-residential uses (like sexually oriented businesses or bars/nightclubs) with the potential to harm established residential uses.

However, requiring minimum separation between short term rentals is considered problematic based on state law and recent court rulings.

When will Short Term Rental hosts have to come into compliance with the regulations?

All Short Term Rentals must comply with these standards within 180 days (six months) of receiving a Zoning Permit.

Can existing Tourist Homes continue operation?

Yes, existing Tourist Homes retain their current rights and will not need a Zoning Permit.

Are there a lot of Short Term Rentals in Greensboro now?

It's estimated there are more than 600 being advertised for rent in Greensboro. The City does not currently have the means to identify all short term rentals operating in Greensboro since these companies (Airbnb, VRBO, etc.) and their hosts do not generally provide specific locations on those website until a person makes an actual reservation.

Can the City stop corporations from buying houses in a neighborhood and converting them all to Short Term Rentals?

It's neither lawful nor constitutional for any government to restrict or dictate how much many properties any person or entity can buy in any location.

Legal Disclaimer - The information included on these pages are for informational purposes only and are subject to update or change in light of the ongoing consideration of potential regulations of short term rentals.