

## **Short Term Rentals Update for Daniel Island**

The Daniel Island POA office wanted to give our residents an update regarding Short Term Rentals, and answer some questions that you may have regarding the application and approval process and how things are going on Daniel Island from a short term rental perspective. Short term rentals are allowed in the City of Charleston including Daniel Island and are not prohibited per the Daniel Island Covenants, Conditions and Restrictions (governing documents). The Short Term Rentals team at the City has created a stringent process of application and approval that has to be met before an STR is allowed. The City of Charleston Livability Director, Dan Riccio whose team heads up the Short Term Rentals program has put together some very helpful Q&A's below for us. We hope everyone finds this information helpful.

### **How the process for application works:**

1. The application is reviewed by the zoning division.
2. While under review, the property is posted for a 15-day period.
3. Following the posting period, there is a 5-day appeal period, during which the decision of the Zoning Administrator can be appealed to the Board of Zoning Appeals.
4. Once the permit is approved, the application is reviewed by the Fire Marshal and the proposed STR unit receives a fire and safety inspection.
5. Once the Fire Marshal's inspection is complete, applicant may pick up his/her permit and pay for a business license.

### **What are some of the things a Fire Inspection might be looking for?**

1. Working Smoke Alarms
2. Carbon monoxide Detection if Needed
3. Operable Window or Door from Each Bedroom
4. Fire Extinguisher
5. Visible Address Numbers
6. No Visible Electrical Hazards

### **What are the criteria that would need to be in place before an STR application will get approved on Daniel Island?**

Daniel Island is in Category III based on location- Areas that are not included on the Peninsula.

In addition to a notarized application, you will need:

1. Site plan or survey of the property, drawn to scale
2. Photographs showing the current views of the building where the STR unit is proposed

3. Complete floor plans, drawn to scale, for the building where the STR unit will be located
4. Documents showing that the applicant qualifies as a resident of the property (copy of Driver's License or state issued ID) and letter from County Assessor's office proving the 4% tax status

**NOTE:** Before applying, applicants should ensure that STR uses are not restricted by any recorded covenants or HOA rules. (If you are part of a sub-association in a condo or townhome, this may apply).

**What are the fees associated with the application?**

1. \$200 Zoning and Application Review fee that is collected upon application submission.
2. \$40 Fire Inspection\* base fee (Different based on number of floors inspected)
3. \$32.21 Plan Review fee
4. \$64 Business License fee, plus an additional \$3.90 per \$1,000 of expect income.

These fees will be collected when the permit is approved.

**As of March 18th - how many permits are approved for Daniel Island?**

- Five

**Currently, how many applications have been denied on Daniel Island?**

- None have been denied on Daniel Island, but most seem to not complete the application process if they will not be obtaining a permit for various reasons.

**How long is an approved permit good for?**

- All STR permits must be renewed 1 year from the original issuance date.

**How can someone find out if their neighbor has an approved Short Term Rental? Who do they contact?**

- The best way to determine if a property is a legal rental or not is to make an inquiry with the City of Charleston, Department of Planning, Preservation & Sustainability 843-724-3779 | [shorttermrental@charleston-sc.gov](mailto:shorttermrental@charleston-sc.gov).

**Is there signage that goes up? How long does it stay up?**

- While under review, the property is posted with a sign for a 15-day period. The sign then is removed from the property.

**Information about the enforcement team and their specific duties:**

In April of 2018, the department of Livability and Tourism hired three employees dedicated solely to investigate unpermitted short term rentals as a result of the ratification of the new short term rental ordinance. The Short Term Rental code enforcement officers investigate unpermitted Short Term Rentals and Bed and Breakfasts within the City of Charleston.

Their goal is to improve and protect the quality of life for Charleston residents by enforcing the Ordinance of the City of Charleston, receiving complaints about Short Term Rentals or Bed and Breakfasts, and conducting field investigations to determine their legality.

**Some Helpful Terms:**

A Dwelling Unit refers to one or more rooms arranged for the use of one or more individuals living together as a single housekeeping unit.

A Primary Residence Status is assessed at the 4% homeowner's assessment ratio by the county Assessor's Office.

The City of Charleston's Customer Access Portal (CAP) account enables citizens to submit, pay for, and track applications, permits, business licenses, inspections, and code violation complaints online.

A Floor Plan is a drawing to scale, showing the building where the STR unit will be located with all rooms labeled (living, dining, kitchen, bedroom, bathroom, stairs, etc.) and all doorways shown. The plans must clearly note the rooms that will be used for the STR use and the rooms that will be used by the property owner for their residence.

A Site Plan is a drawing to scale of a property that shows all buildings, driveways and parking spaces, and notes the location of the proposed STR unit and the location of each required off street parking space for all uses on the property (dwelling, STR use, etc.)

For complete information regarding the City of Charleston STR Program, please click the link below:

<https://www.charleston-sc.gov/shorttermrentals>

Or contact Dan Riccio, Livability Director at

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