

Where can I get information about the Short-Term Rental Property Regulations?



The Short-Term Rental Property regulations can be found in Chapter 6 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

Link to Ordinance:  
[Article 6.8 Short-Term Rentals](#)

## Charleston County Zoning and Planning

### About Us

The Zoning & Planning Department administers the County's *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance (ZLDR)* and prepares various studies and plans related to the current and future use of land in Charleston County.

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## Short-Term Rental

*Charleston County Zoning and Planning*



On July 24, 2018, Charleston County Council adopted Short-Term Rental Property regulations that aim to protect the quality of life and character of residential neighborhoods, while allowing property owners to operate Short-Term Rental Properties within Charleston County.

## What are Short-Term Rental Properties (STRPs)?

A Short-Term Rental Property (STRP) is defined in the *Ordinance* as a dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation. Compensation may include, but is not limited to, an exchange or interaction between people conducting business, such as a rental contract, or agreement, cash or credit transaction, and/or bartering (exchanging goods or services for other goods or services without using money). The number of Rental Days applies per Lot and not per Dwelling.

There are three types of STRs: Limited Home Rental (LHR), Extended Home Rental (EHR), and Commercial Guest House (CGH).

## Limited Home Rental (LHR)

A **Limited Home Rental (LHR)** is a property with an owner-occupied residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.

Applications for LHRs are approved at a staff level, with a Zoning Permit issued upon determination of compliance with all applicable zoning requirements.

## Extended Home Rental (EHR)

An **Extended Home Rental (EHR)** is a property with an owner or non-owner occupied residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, for more than 72 days but not to exceed 144 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.

To establish an EHR, a property owner must obtain Site Plan Review approval (staff level process) and Special Exception approval from the Board of Zoning Appeals (BZA) pursuant to the requirements of *Article 3.6* of the *Ordinance*.

## Commercial Guest House (CGH)

A **commercial Guest House (CGH)** is a property where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

To establish a CGH, a property owner must obtain Site Plan Review approval.

## Short-Term Rental Regulations

The full regulations for Short-Term Rentals can be found in *Chapter 6, Article 6.8 of the Charleston County Zoning and Land Development Regulations (ZLDR)*. Below are some important regulations and items to note:

- **ALL** STRPs require a Zoning Permit and a Business License.
- Zoning Permits for STRPs must be renewed annually (by December 31<sup>st</sup> of each year). The Zoning Permit for the STRP use will terminate on December 31<sup>st</sup> of each year regardless of whether or not the property owner/applicant receives notice from the Zoning and Planning Department.
- Check all restrictive covenants and homeowners/property owners' association rules for the property proposed to be used as a STRP to be sure short-term rentals are not prohibited by private restrictions.
- Check with the Charleston County Assessor's Office and Charleston County Building Inspection Services Department to find out how using your home as a STRP may affect the taxes on the property and/or if improvements to the property must be made to comply with applicable building code regulations.