

City of Columbia City Council Work Session Meeting

Monday, August 10, 2026

SHORT-TERM RENTAL REGULATIONS (STR) UDC TEXT CHANGE

Case # 215-2025

Work Session

1. Recap
2. Enforcement
3. License Data and Disbursement
4. Revenue

Attachments

1. List of STR licenses
2. Location map of licensed STR locations
3. Flow Chart for license approval
4. PZC Correspondence
5. Public Correspondence

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PROJECT HISTORY

- February 2024 - Council adopts general regulations pertaining to short-term rentals.
- June 1, 2024 – STR regulations become effective and application submissions begin.
- March 2025 – “Year in Review” on STR regulatory compliance presented; Council direction to pursue amendments to increase effectiveness.
- April - May 2025 – Staff and Commission engage to discuss efficiency amendments
- June 5, 2025 – Planning and Zoning public hearing.
- March 2026 – First Council work session on amendments; continued to August 10 work session

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Goals

- Reduce ordinance complexity
- Create more direct path to licensure
- Retain integrity of established limitations

Significant Amendments

- Eliminating 30-day option and combining Tiers 1 & 2.
- Setting a single night limit (210) for all STRs in Residential Zones with CUP exceptions.
- Refining the factors that require a Condition Use Permit
 - Within 300 feet of another STR
 - Code violations

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Current Tiers	Rented days per year	Factors	Amended Tiers	Rented days per year	Factors
Tier 1	30 nights	Principal Res. (no additional parking)	Tier 1	120 nights	• 4 or less guests (No additional parking) • (-) 300 feet; Code Violations
Tier 2	120 nights	Principal Res			
Tier 2	210 nights	Commercial zoning	Tier 1	210 nights	(-) 300 feet; Code Violations
Tier 2 (CUP)	210 nights	Residential zoning	Tier 1 (CUP)	210 nights	(+) 300 feet; Code Violations
Tier 3	365 nights	Commercial zoning, except M-OF	Tier 2	365 nights	Commercial zoning, except M-OF
Tier 3 (CUP)	365 nights	M-OF zoning	Tier 2 (CUP)	365 nights	M-OF zoning

Enforcement

- Neighborhood Services has opened 155 illegal STR cases
 - 19 cases have been referred to prosecution
- Enforcement process:
 - Potential STRs are identified
 - Letters are sent to the owner identified on County records
 - If there is no response, and it appears the unit is operating, the case is referred to prosecution
 - If the owner pleads guilty, fines are recommended by the prosecutor and levied by the judge (\$200-\$250 range plus court costs)
 - The City's vendor, Neumo, has started identifying illegal STR's and sending letters to owners requesting compliance.

Resident Complaints

- Neighborhood Services has received four complaints on two properties since January 1, 2026
- Owners of both properties have been referred to prosecution
- Neighborhood Services has received 1,261 resident complaints since January 1 for all case types

Communication

- A webpage for all STR related information has been developed at www.CoMo.gov/STR
- The complaint reporting line operated by Neumo is operational - 1.800.283.3618
- Information on the reporting line was included in the August City Source
- Designated agent information for registered STRs has been shared with Neumo to resolve after hours issues

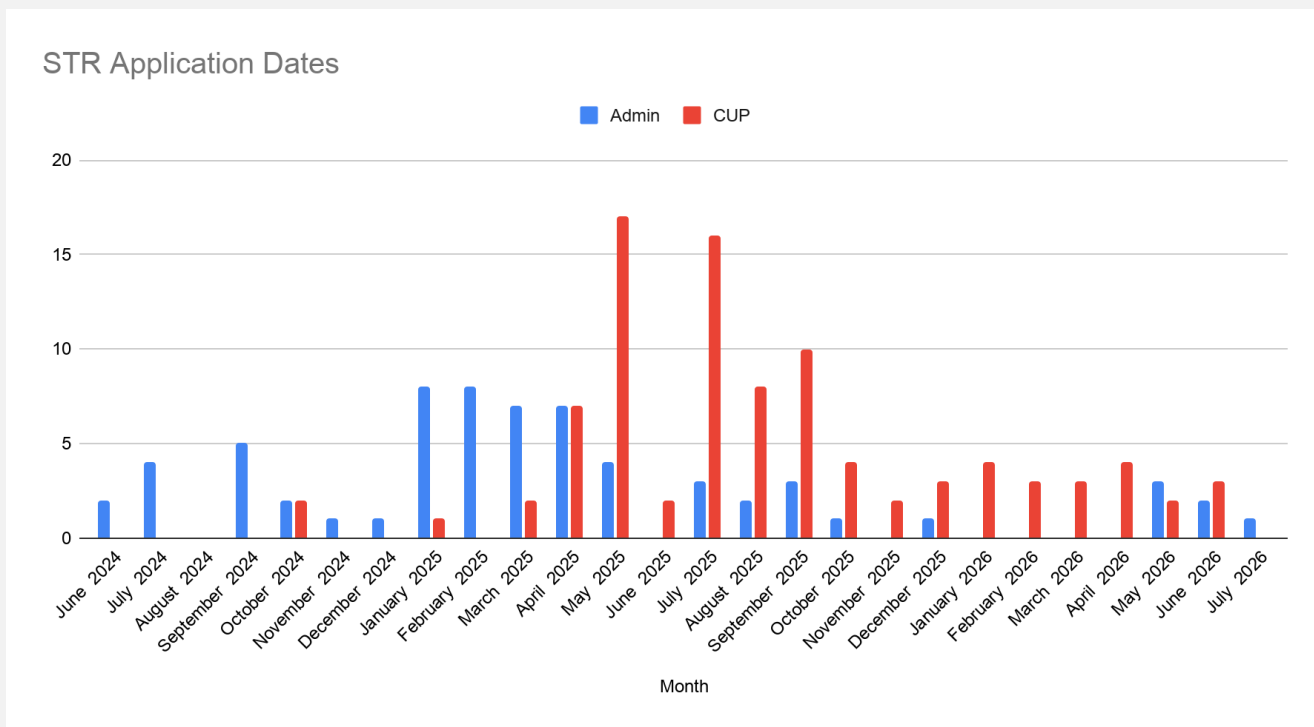
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Applications and Licenses

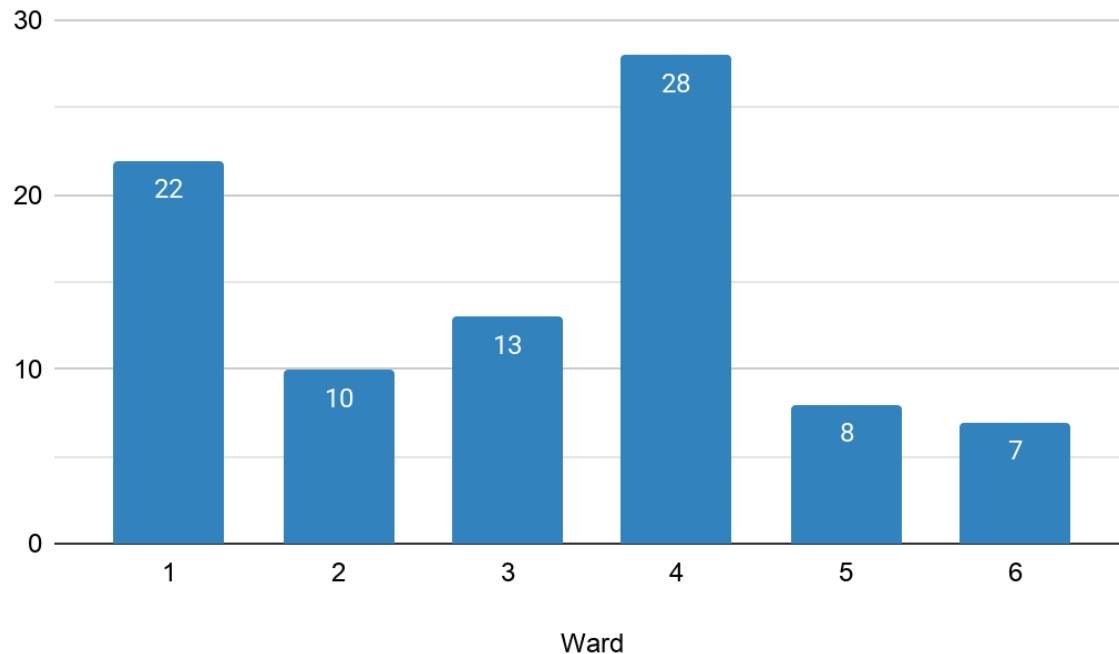
Total STR applications	<u>162</u>
• Administrative	68 (42%)
• Conditional Use Permit	94 (58%)
Applications resulting in license	<u>88</u>
• Administrative	49 (56%)
• Conditional Use Permit	39 (44%)
Total Housing Units in City	<u>58,308</u>
• Licensed STRs	88 (0.0015%)

STR Application Dates

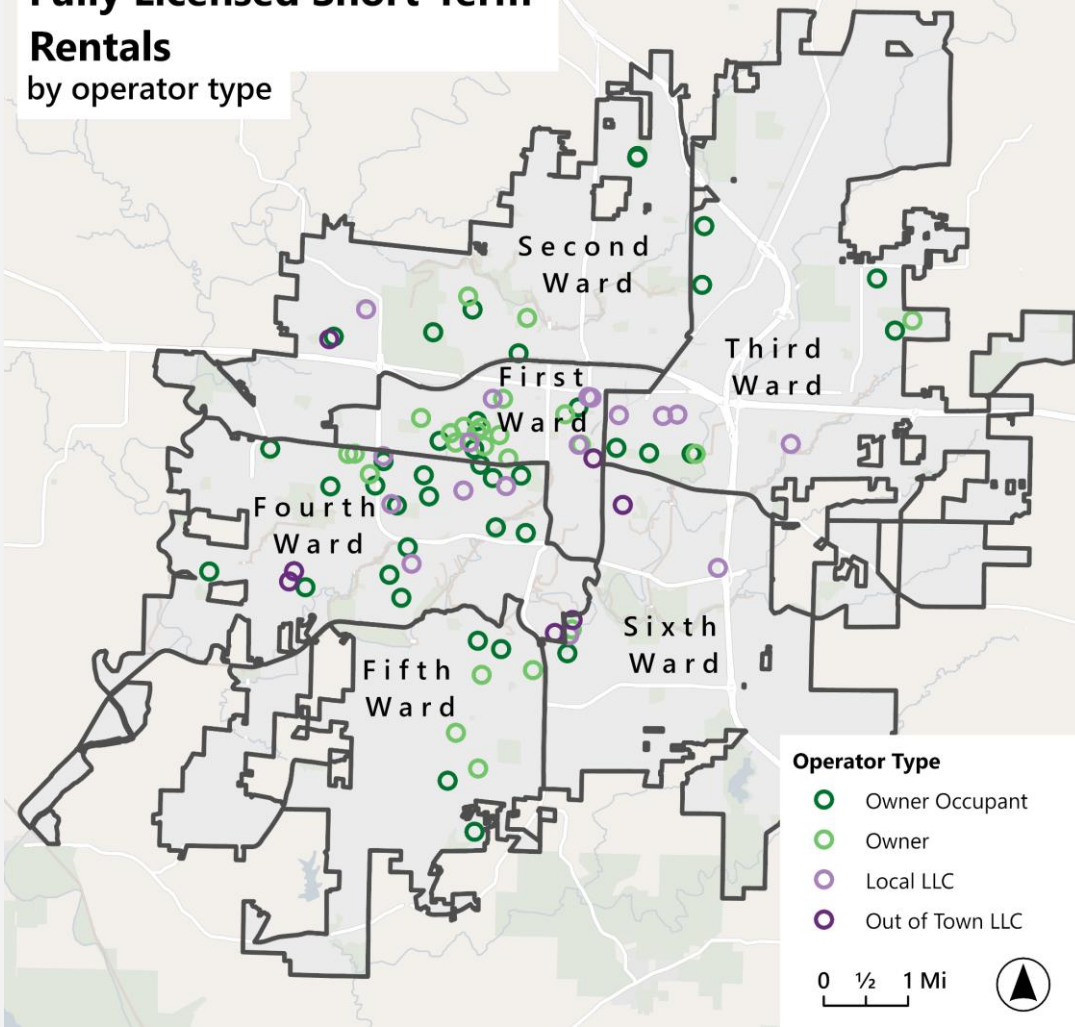


Licensed STRs per Ward

Number of Fully Licensed STRs by Ward



Fully Licensed Short-Term Rentals by operator type

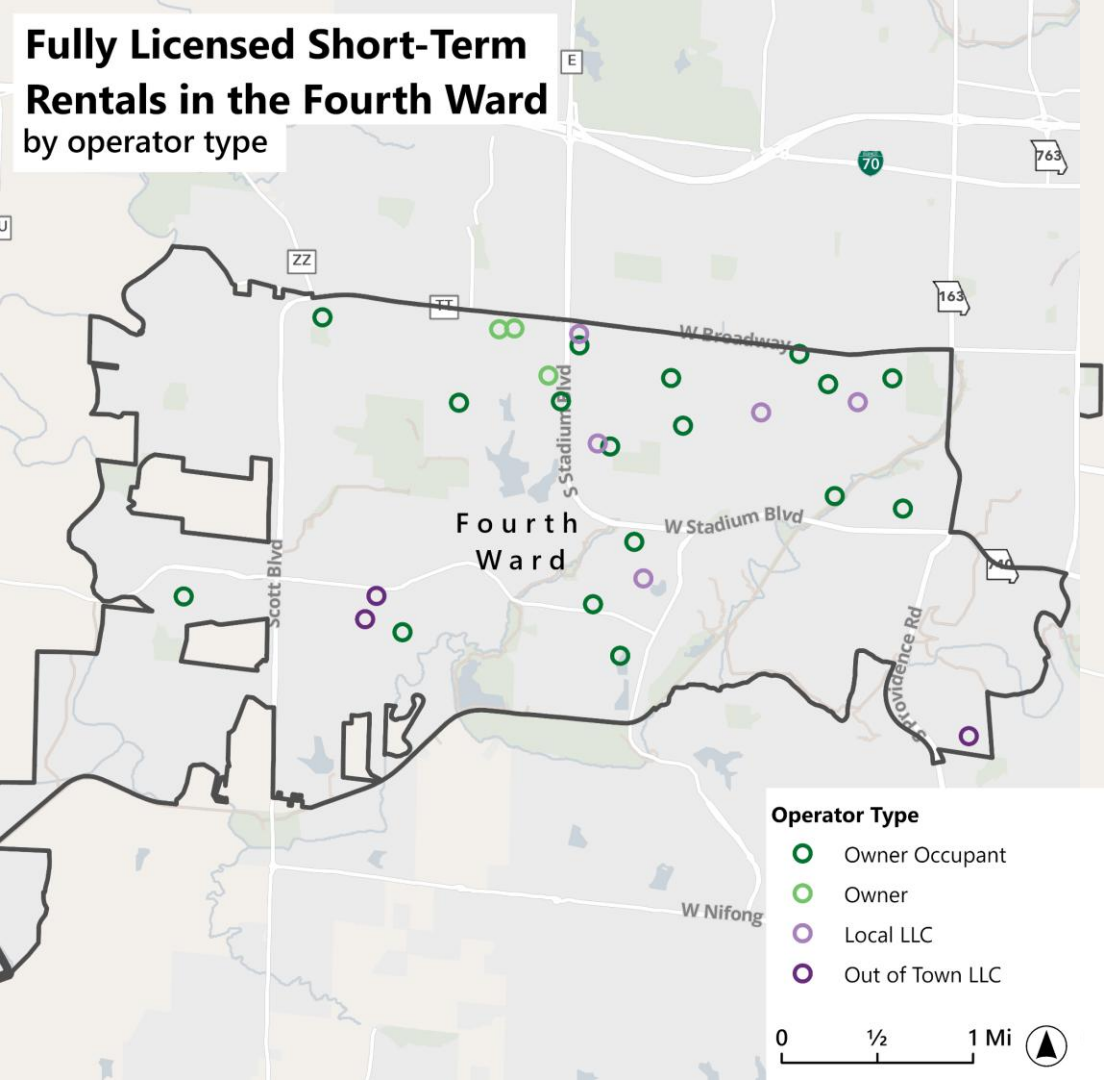


Location per Ward

Wards

- Ward 1 = 22
- Ward 2 = 10
- Ward 3 = 13
- Ward 4 = 28
- Ward 5 = 8
- Ward 6 = 7

Fully Licensed Short-Term Rentals in the Fourth Ward by operator type

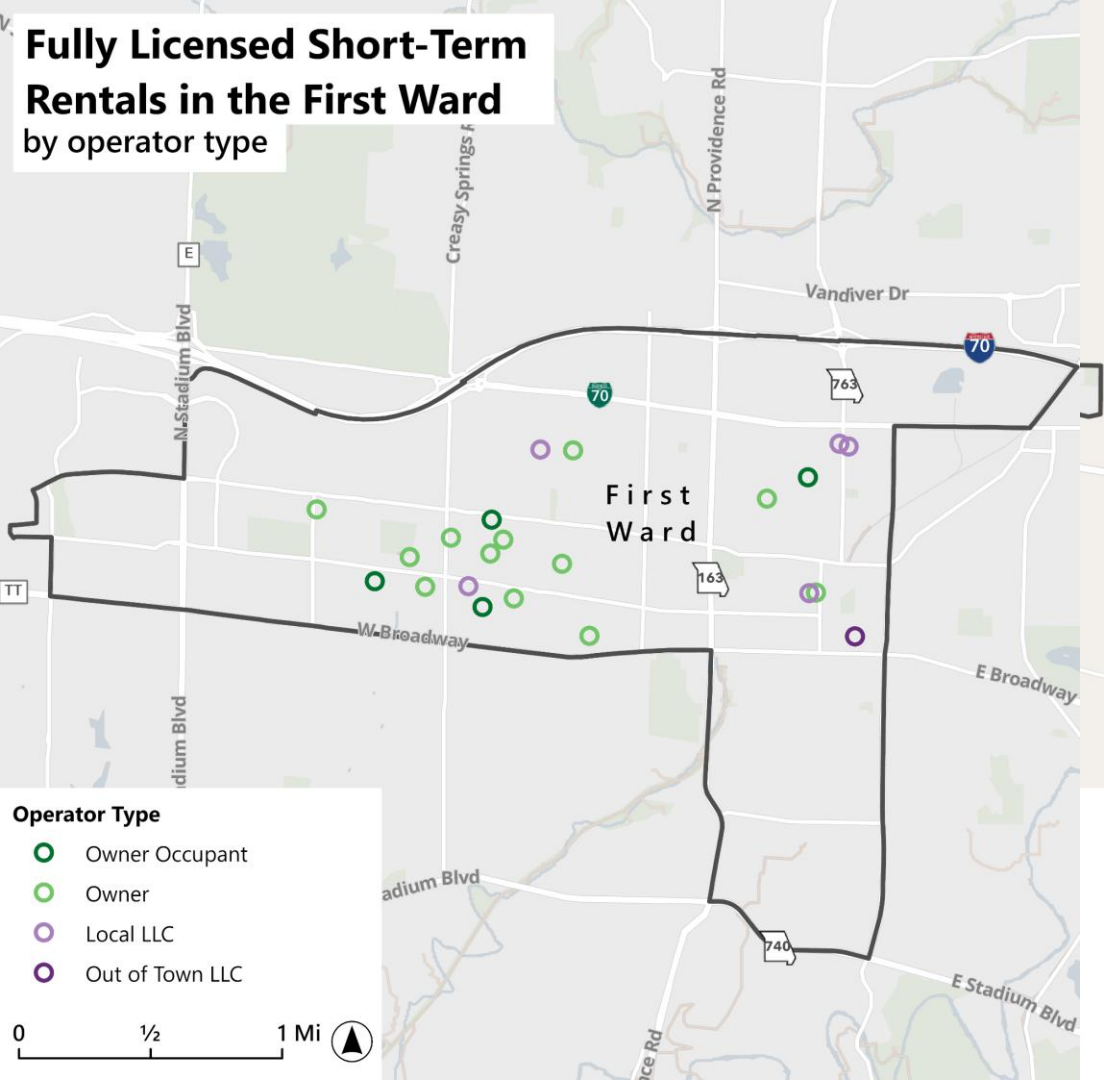


Location per Ward

Wards

- Ward 1 = 22
- Ward 2 = 10
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- Ward 5 = 8
- Ward 6 = 7

Fully Licensed Short-Term Rentals in the First Ward by operator type



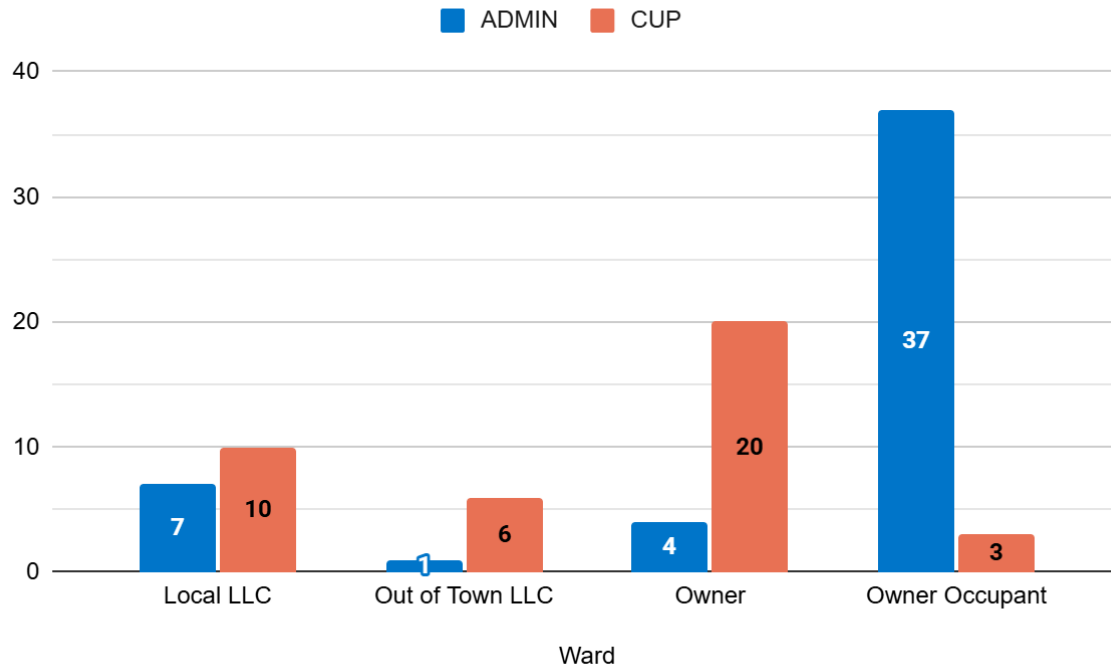
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Licensed STR per Ward, Operator Type

Fully Licensed STRs by Operator Type



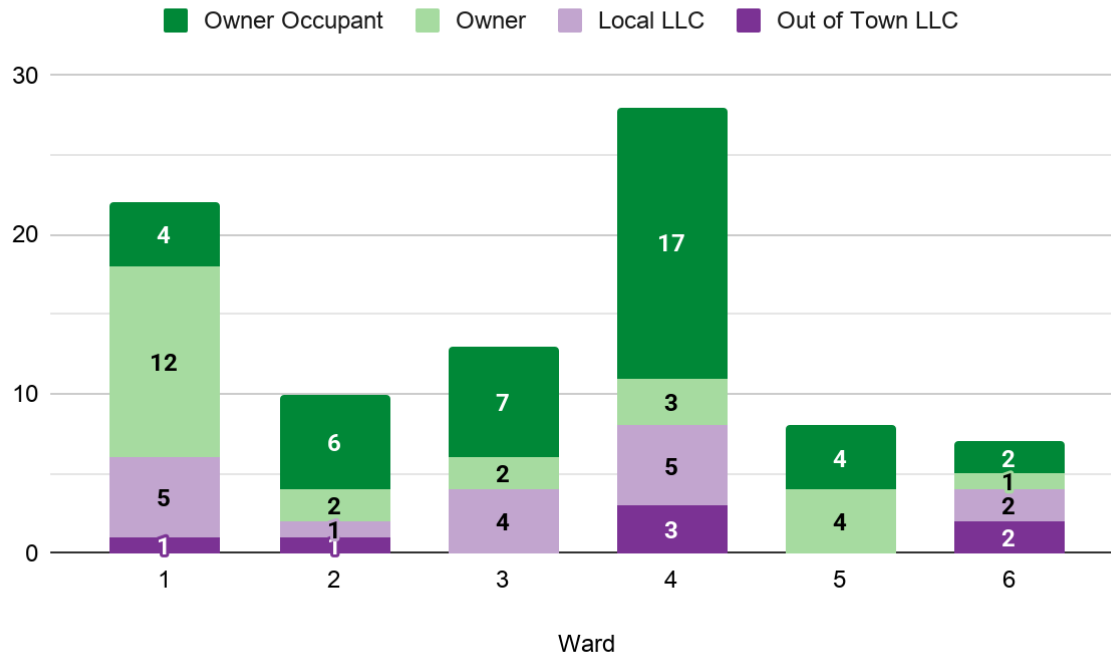
Revenue

Owner Occupant: Lives in property majority of year

Owner: Property is not their primary residence

Licensed STR per Ward, Operator Type

Fully Licensed STR Operator Type by Ward

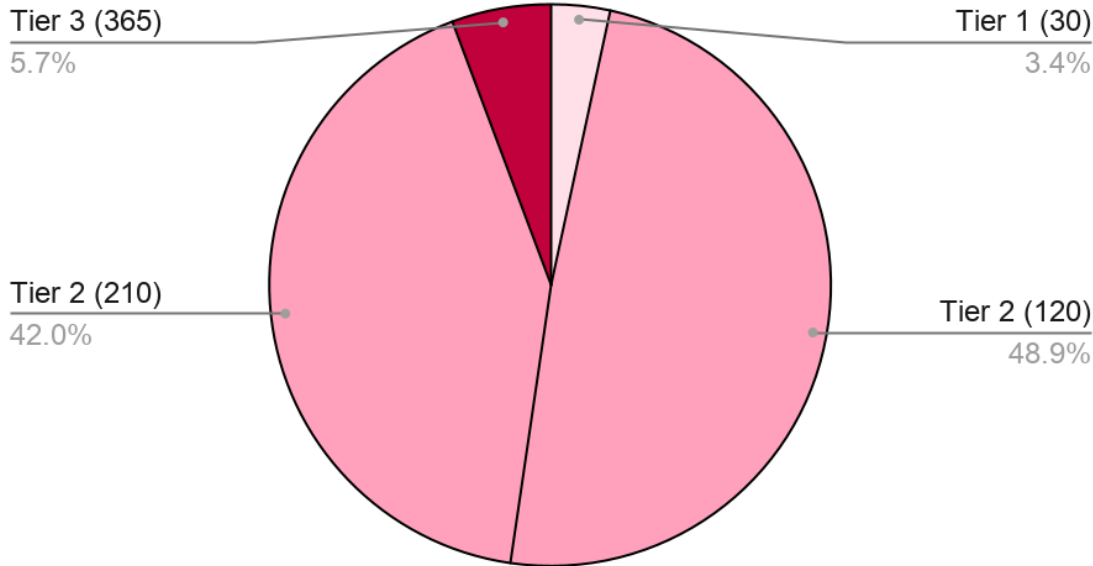


Revenue

- Owner Occupant is most common operator across Wards.
- Majority of Ward 1 operators are Owner.

Number of Licenses per Tier

Maximum Number of Nights/Tier per Approved



Tiers

- Tier 2 most popular = 91%
- Tier 1 = 3 licenses
- Tier 3 = 5 licenses

STR Revenue

Revenue

Lodging Tax Revenue from STR Properties

- | | |
|--------------------|------------------------|
| • FY 2025 (June 1) | \$20,156.16 (4 months) |
| • FY 2026 (YTD) | \$60,676.84 (9 months) |
| • Total = | \$80,833.00 |
- This tax became effective for STRs on June 1, 2025, so FY2025 numbers reflect only a partial year's collection.
 - For FY 2026, May is the latest month we have data for.
 - Waived business license fees for STRs by ordinance through July 1, 2026.

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CONCLUSION

- The proposed revisions reduce ordinance complexity.
- The revisions do not reduce underlying “key” provisions of 1 license per operator.
- Revisions will enhance efficiency in administration for all involved parties

NEXT STEPS

- Schedule for City Council Action
- Direct revisions to be made
- Take no action on proposal

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