

Short-term Rental Definitions (proposed)

Options for definition of “owner”

- (a) Any person, agent, operator, entity, firm, or corporation having any legal or equitable interest in the property; or recorded in the official records of *Boone County* as holding an interest or title to the property; or otherwise having possession or control of the property *such as through a long-term rental contract*. (Adapted from the 2018 IBC)
- (b) Any person, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property. (College Station, TX)
- (c) Any person having any interest in the real estate in question as indicated in the records of the office of the Pierce County Assessor, or who establishes, under this chapter, his or her ownership interest therein. (Tacoma, WS)
- (d) The individual or individual(s), natural or corporate, in possession of lawful title to real property. Owner may also include any authorized agent of the possessor of lawful title to real property. The term “Owner” may be used interchangeably with the terms “Person” and “Licensee.” (Lawrence, KS)
- (e) A person who owns at least a 50 percent (50%) interest in a dwelling used for short-term rental. (Fayetteville, AR)
- (f) Permanent Resident means the person(s) occupying a property as their **Principal Residence**.

Principal Residence means the one dwelling unit where an owner of the property, or tenant of a period greater than 30 days (“*permanent resident*”), has their true, fixed, and permanent home to which, whenever absent, they intend to return and that shall continue as a principal residence until another principal residence is established. (Ann Arbor, MI)

- (g) **Owner-occupied** means the property's owner of record that utilizes the dwelling as the owner's primary residence. (College Station, TX)
- (h) **Host**. Any person, who is the owner of a record of residential real property, or the lessee of residential real property under a written agreement for the lease of such real property, who offers that dwelling unit or a portion thereof for short-term rental either through a hosting platform or individually. (Shreveport, LA)

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Options for definition of “short-term rental”

- (a) A residential dwelling unit, portion of a dwelling unit, or a room within a dwelling unit rented by a transient guest for a period of less than thirty-one (31) days. (Columbia, MO – proposed)
- (b) The rental of not more than nine guest rooms within an owner-occupied dwelling, or the rental of an entire dwelling to a family, as defined in TMC 13.01, for less than thirty days at a time. This use includes bed and breakfast, but does not include home exchange (“home swapping”) or units in a multifamily development reserved for guest(s) of the residents. (Tacoma, WA)
- (c) The transient use of any dwelling or any part of a dwelling for overnight occupancy. (Tuscaloosa, AL)
- (d) A dwelling unit that is rented out for compensation on a temporary basis for a period of less than 30 consecutive days; including but not limited to, single-family unit, duplex unit, tri-plex, four-plex unit, multi-family unit, manufactured or mobile home unit, townhome, or condominium. (College Station, TX)
- (e) A use where all or part of a Dwelling Unit may, in exchange for consideration, accommodate transient guests for a period of time less than thirty (30) consecutive days. The use may be considered an accessory use when the Dwelling Unit is concurrently owner-occupied. For the purposes of this definition, a Dwelling Unit shall include all legally established dwelling units, but shall exclude Dormitory, Fraternity or Sorority House, Group Home (General or Limited), Motel, Hotel, Extended Stay, and Bed and Breakfast uses. (Lawrence, KS)
- (f) Any dwelling unit that is rented wholly or partly for compensation, for periods of 30 consecutive days or less, by persons other than the Permanent Resident or owner including:
 - a. Non-Principal Residence Short-Term Rental (or Commercial Rental) means an activity where the owner of a non-principal residence hosts visitors, for compensation, for periods of 30 consecutive days or less.
 - b. Principal Residence Homestay means an activity whereby the Permanent Resident(s) host visitors in their homes, for compensation, for periods of 30 consecutive days or less, while at least one of the Permanent Residents lives on-site in the dwelling unit, throughout the visitors’ stay.
 - c. Principal Residence Whole House means an activity whereby the Permanent Resident(s) host visitors in their homes, for compensation, for periods of 30 consecutive days or less, while a residential dwelling unit is not occupied by the owner of record while the guest is present.

(Ann Arbor, MI)

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Option for STR “tiers”

(a) Columbia, MO (adapted from previously proposed standards and based upon current discussion)

Tier 1 Short-term rental. The rental of a portion of a **primary residential** dwelling unit as an accommodation for transient guests while the owner of record is on-site during the rental period.

Tier 2 Short-term rental. The rental of an entire **primary residential** dwelling unit or portion thereof as an accommodation for transient guests for a period of no greater than 30 calendar days per year while the owner of record is not on-site during the rental period.

Tier 3 Short-term rental. A residential dwelling unit or portion thereof offered as an accommodation for transient guests that is not occupied by the owner of record during the rental period.

(b) Fayetteville, AR

Short-term rental, Type 1. A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence 9-month of the year. Accessory dwelling units (ADUs) as defined in the Unified Development Code Chapter 15.1 shall be considered a Type 1 short-term rental.

Short-term rental, Type 2. A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has not intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental prior to the City issuing a business license.

(c) Ann Arbor, MI (adapted)

Non-Principal Residence Short-Term Rental (or Commercial Rental). A dwelling unit where the owner of the residence hosts visitors, for compensation, for periods of 30 consecutive days or less.

Principal Residence Homestay. A dwelling unit in which the Permanent Resident(s) host visitors, for compensation, for periods of 30 consecutive days or less, while at least one of the Permanent Residents lives on-site in the dwelling unit, throughout the visitors’ stay.

Principal Residence Whole House. A dwelling in which the Permanent Resident(s) host visitors, for compensation, for periods of 30 consecutive days or less, while a residential dwelling unit is not occupied by the owner of record while the guest is present.

(d) College Station, TX

Short Term Rental I. A bed and breakfast facility located in a residential zoning district. The property must be a single-family dwelling in which no more than four (4) unrelated individuals occupy the property overnight and be the permanent residence of the proprietor. No more than four (4) rooms

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where shared/common bathrooms are provided are permitted, and no more than one (1) meal is served daily.

Short Term Rental II. A short term rental unit that is **owner-occupied** within a residential zoning district of General Suburban (GS), Restricted Suburban (RS), or Wellborn Restricted Suburban (WRS). This may include an accessory dwelling located on the property; if so, the owner or designated local contact is required to be on the premises during the rental.

Short Term Rental III. A short term rental within a residential zoning district **other than** General Suburban (GS), Restricted Suburban (RS), or Wellborn Restricted Suburban (WRS) that may be **non-owner-occupied**.