



Short-Term Rental Analysis

[Sample Report]

PROJECT # 0000-000

123 Main Street

City, State Zip Code

PENDING / FINAL REPORT

Report Prepared For: _____

Table of Contents

1.0	EXECUTIVE PROPERTY SUMMARY	4
1.1	ADDRESSES INCLUDED.....	4
1.2	PARCEL NUMBER(S)	4
1.3	CITY, COUNTY, STATE	4
1.4	PROPERTY TYPE	4
1.5	YEAR BUILT	4
1.6	PARCEL AREA	4
2.0	LOT CONFIGURATION	5
3.0	EXECUTIVE ZONING SUMMARY	6
3.1	JURISDICTION.....	6
3.2	DATE OF EXISTING ORDINANCE	6
3.3	ZONING DISTRICT	6
3.4	PERMITTED USES	6
4.0	ADJACENT PROPERTY ZONING	6
5.0	ZONING MAP	7
6.0	PERMITTING.....	8
6.1	COST OF PERMIT.....	8
6.2	ANNUAL REGISTRATION REQUIREMENTS	8
6.3	BUSINESS LICENSE OR TAX FILING STATUS REQUIREMENTS.....	8
6.4	ESTIMATED TIME FRAME TO OBTAIN PERMIT.....	8
6.5	PERMIT RENEWAL FREQUENCY	8
6.6	CAN PERMIT PASS TO NEW OWNER?.....	8
7.0	RESTRICTIONS	9
7.1	MINIMUM STAY REQUIREMENT	9
7.2	MAXIMUM OCCUPANCY PER DWELLING UNIT	9
7.3	TOTAL SHORT-TERM RENTALS ALLOWED IN THE MARKET	9
7.4	MAXIMUM SHORT-TERM RENTAL DAYS ALLOWED A YEAR	9
7.5	MAXIMUM SHORT-TERM RENTALS PER PARCEL	9
7.6	TYPES OF ENFORCEMENT	9

8.0 SPECIAL PERMITS	10
9.0 TAXES	11
9.1 Local Short-Term Rental Tax	11
9.2 State Short-Term Rental Tax	11
9.3 Additional Fees	11
10.0 LANDLORD-TENANT LAWS	12
11.0 RECONSTRUCTION	13
12.0 ADDITIONAL COMMENTS	13
13.0 RESOURCES	14

DO NOT COPY

1.0 EXECUTIVE PROPERTY SUMMARY

1.1 ADDRESSES INCLUDED

123 Main Street, Sample City, Sample State, 12345

1.2 PARCEL NUMBER(S)

46-78-1011

1.3 CITY, COUNTY, STATE

Sample City, Example County, Sample State

1.4 PROPERTY TYPE

R-1 (Single-Family Residential)

1.5 YEAR BUILT

2005

1.6 PARCEL AREA

50,000 sq. ft.

DO NOT COPY

2.0 LOT CONFIGURATION

[TO BE ATTACHED]

3.0 EXECUTIVE ZONING SUMMARY

3.1 JURISDICTION

Municipality: City of Sampleville

3.2 DATE OF EXISTING ORDINANCE

Adopted / Amended: Adopted March 1, 2000; Amended June 15, 2023

3.3 ZONING DISTRICT

R-1 (Single-Family Residential)

3.4 PERMITTED USES

REFERENCE SECTION 2

Single Family Homes

4.0 ADJACENT PROPERTY ZONING

North: R-1 (Single-Family Residential)

South: R-1 (Single-Family Residential)

East: R-1 (Single-Family Residential)

West: C-2 (Commercial Shopping Plaza)

5.0 ZONING MAP

[TO BE ATTACHED]

6.0 PERMITTING

REFERENCE SECTION 4

6.1 COST OF PERMIT

\$300 for an initial application

6.2 ANNUAL REGISTRATION REQUIREMENTS

\$75 annual registration fee

Proof of insurance covering up to \$1 million in liability

6.3 BUSINESS LICENSE OR TAX FILING STATUS REQUIREMENTS

STR operators must register for a local business license

Operators must file quarterly tax returns for lodging taxes

6.4 ESTIMATED TIME FRAME TO OBTAIN PERMIT

10-20 business days, depending on the completeness of submitted documents.

6.5 PERMIT RENEWAL FREQUENCY

Annually, with updated proof of compliance and payment of fees.

6.6 CAN PERMIT PASS TO NEW OWNER?

Permits are not transferable and must be reapplied for by new property owners.

7.0 RESTRICTIONS

REFERENCE SECTION 4

7.1 MINIMUM STAY REQUIREMENT

3 consecutive nights required for non-owner-occupied rentals

7.2 MAXIMUM OCCUPANCY PER DWELLING UNIT

2 adults per bedroom, not exceeding 8 occupants total

7.3 TOTAL SHORT-TERM RENTALS ALLOWED IN THE MARKET

Maximum of 1,000 citywide permits at any given time

7.4 MAXIMUM SHORT-TERM RENTAL DAYS ALLOWED A YEAR

120 days for non-owner-occupied rentals unless the host is present

7.5 MAXIMUM SHORT-TERM RENTALS PER PARCEL

Only one short-term rental permit per parcel

7.6 TYPES OF ENFORCEMENT

Randomized inspections, mandatory reporting platforms like AirDNA, and escalating fines for non-compliance, starting at \$1,000 per violation

8.0 SPECIAL PERMITS

REFERENCE SECTION 4

Special event permits are required for gatherings exceeding 10 attendees or when amplified sound is used.

DO NOT COPY

9.0 TAXES

REFERENCE SECTION 4

9.1 Local Short-Term Rental Tax

6% of gross revenue

9.2 State Short-Term Rental Tax

10% of gross revenue

9.3 Additional Fees

Annual fire safety inspection fee of \$75

DO NOT COPY

10.0 LANDLORD-TENANT LAWS

REFERENCE SECTION 12

Hosts must comply with fair housing laws, ensuring no discrimination based on protected classes (federal and municipal standards).

Short-term leases cannot exceed 29 days to avoid landlord-tenant law entanglements.

DO NOT COPY

11.0 RECONSTRUCTION

REFERENCE SECTION 15.2

SECTION 15.2b: Reconstruction allowed if costs are under 50% of the current market value, aligning with FEMA's substantial damage rule for regulated properties

12.0 ADDITIONAL COMMENTS

This report has been prepared based on the most recent zoning ordinance, dated June 15, 2023.

If additional variances or amendments are enacted, a supplemental review may be necessary.

DO NOT COPY

13.0 RESOURCES

[TO BE ATTACHED]

DO NOT COPY