



CITY OF ALEXANDRIA
Planning & Zoning

Short-term Rental (STR) Proposed Regulations

Planning Commission Retreat 9/20/2024



By the numbers



- ▶ Around 727 short-term rentals (as of September 2024)
- ▶ 462 registered units and 265 probable unregistered units
- ▶ 0.88% of total housing stock
- ▶ Online tracking system which uses big data and AI technology to monitor 60+ STR/hotel booking platforms. Data is verified by humans.



Policy Goals



Make sure STRs are good neighbors through clear rules that target the common concerns along with effective enforcement mechanisms so that when problems occur, they are quickly resolved.

- 1 Simple
- 2 Sensible
- 3 Cost-effective
- 4 Enforceable



Permit and Notification



- \$300 - \$400 annual fee
- Operator/local agents 24/7 contact info
- Operator/local agents' proof of residency within 15 miles of city
- Description and photos of STR
- Certificate of insurance
- Parking plan



- Certified mail notice to all properties and civic associations within a 200 - foot radius:
 - Permit number and expiration date
 - Operator or local agents 24 hours per day contact information
 - Maximum occupancy
 - Complaint information/hotline

Operator: STR owner/lease holder

Local agent: STR hired/contracted manager



Occupancy and Parking



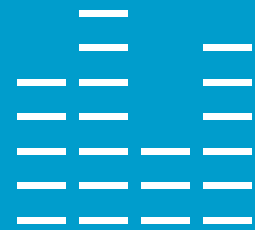
- Occupancy Limit: 2 occupants per bedroom plus 2 additional persons
- Operator must maintain a guest log of all occupants for one year
- Prohibit weddings, parties, special events, or any gathering exceeding the maximum occupancy



- Maximum of four cars on each property
- Prohibit guest automobiles from blocking driveways, sidewalks, mailboxes, alleyways
- Require parking plan if parking is not available on the property



Noise and Trash



- Noise ordinance already exists to regulate noise
- Request operators establish 11pm to 7am “quiet hours” as per noise ordinance



- Trash and recycling containers shall not overflow
- Loose litter on property picked up weekly, and more often if necessary
- Trash and recycling containers removed from the curb by midnight on each collection day



Maintenance and Safety



- Virginia Maintenance Code and City Code of Ordinances already in place to regulate property maintenance



- Installation of safety equipment
- Provide illuminated street address number visible from the street



Good Neighbor Guide

- ▶ Permit number, expiration date, and maximum occupancy
- ▶ Operator or local agents 24/7 contact information
- ▶ Trash disposal instructions including collection schedule
- ▶ Parking location information
- ▶ Noise ordinance and quiet hours information
- ▶ Notice that events/parties other than the authorized occupants are not permitted
- ▶ Citations/ fines for violations of City Code/ Ordinances



Complaints and Inspections



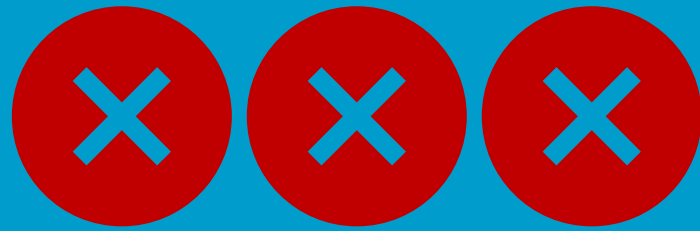
- Operator/local agent must be available by phone 24/7
- 1-hour to resolve complaints
- Failure to resolve complaint within 1-hour results in a violation unless the operator/local agent demonstrates they attempted to resolve the problem in-person



- P&Z will process permits, inspect, and enforce
- Other departments such as TES or Code Administration may also inspect and enforce
- City reserves the right to inspect all STR properties with the operator or local agent present for the inspection



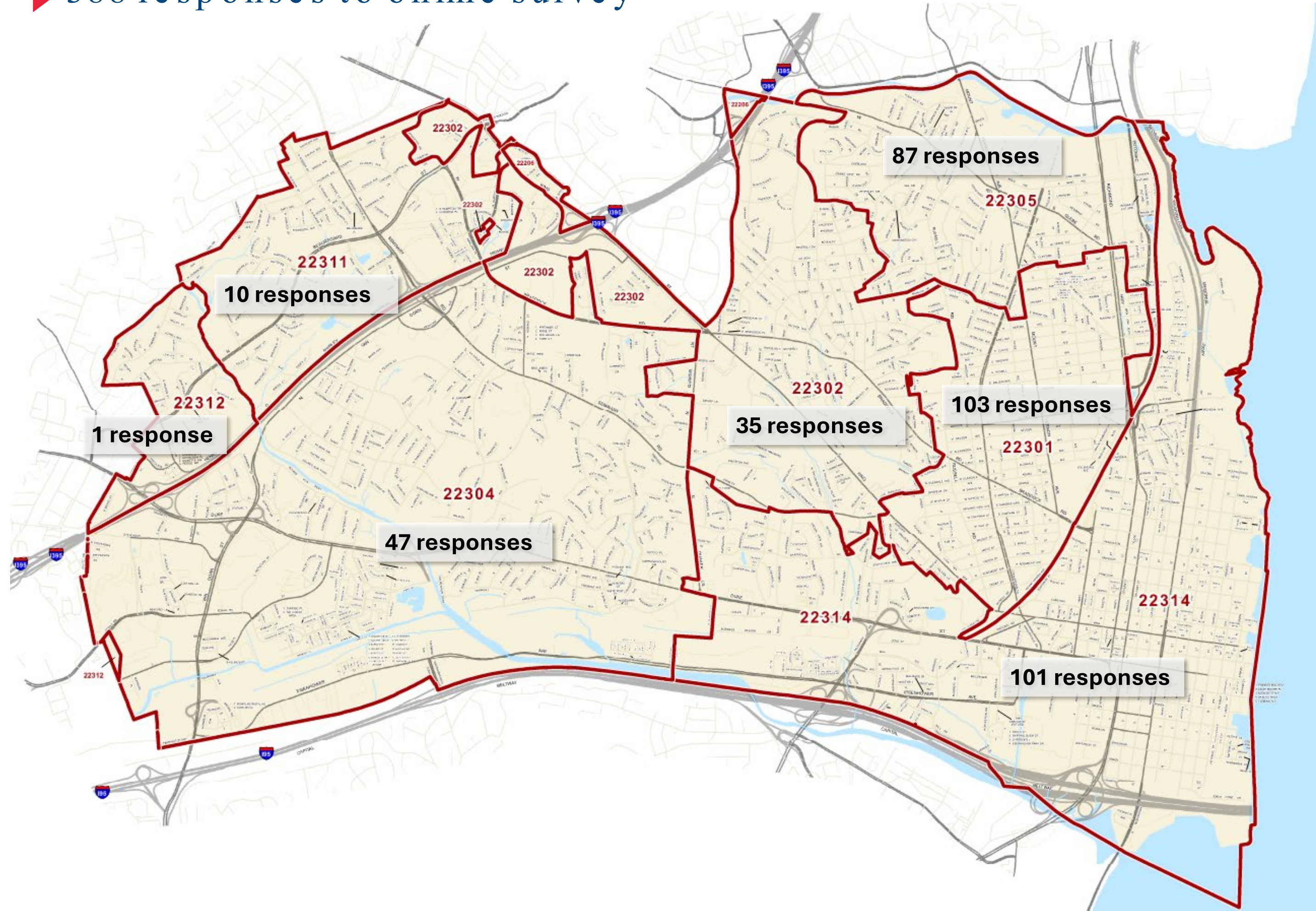
Enforcement



- **3 violations of ANY single city code or ordinance results in 12-month suspension**
- **5 violations of ANY combination of city codes or ordinances results in a 12-month suspension**

- Changes to Alex311 for better STR violation reporting
- Establish 24/7 hotline to allow easier reporting of violations
- Additional staff for STR permit processing, monitoring, and enforcement paid for by STR permit fee

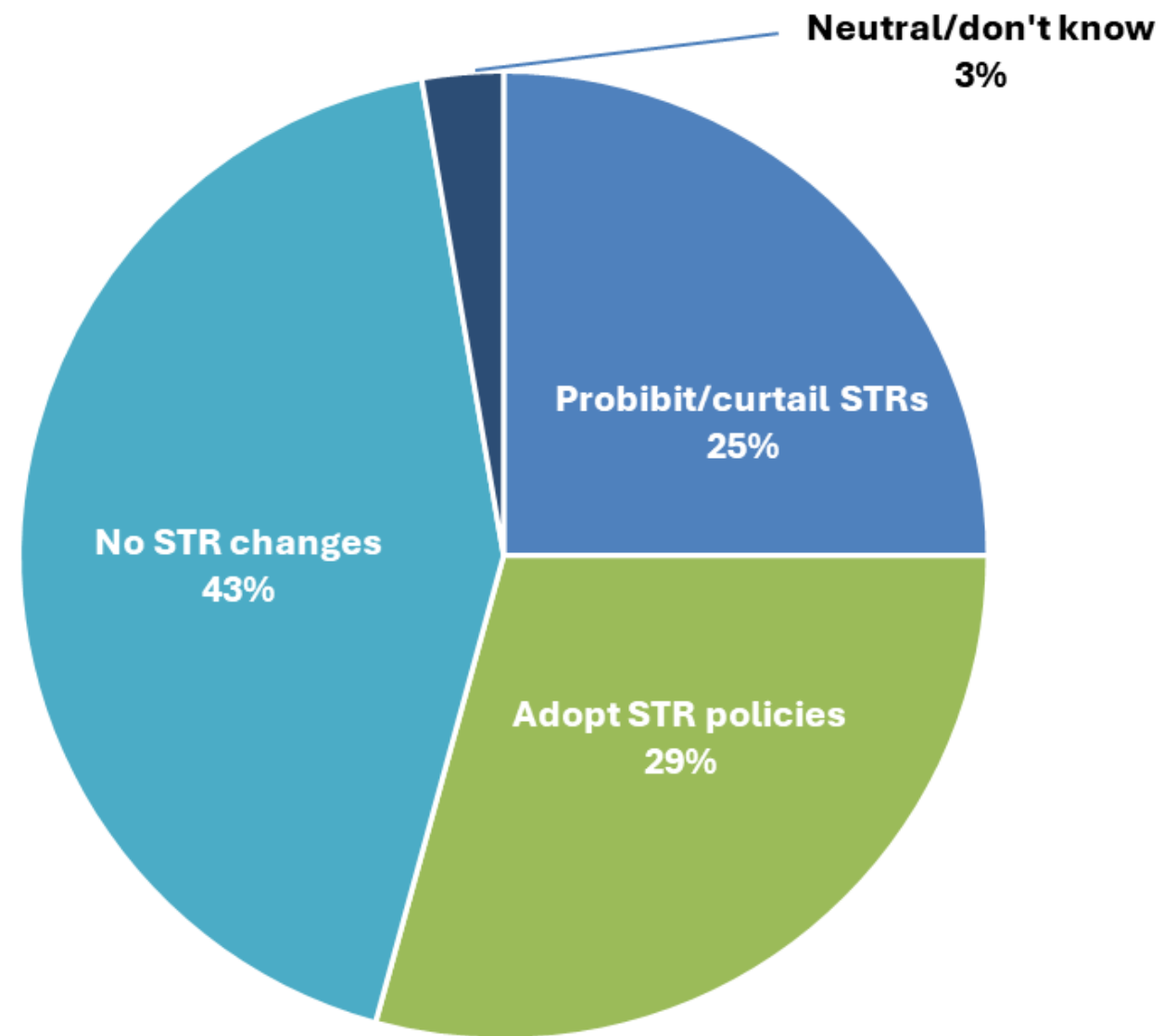
► 388 responses to online survey



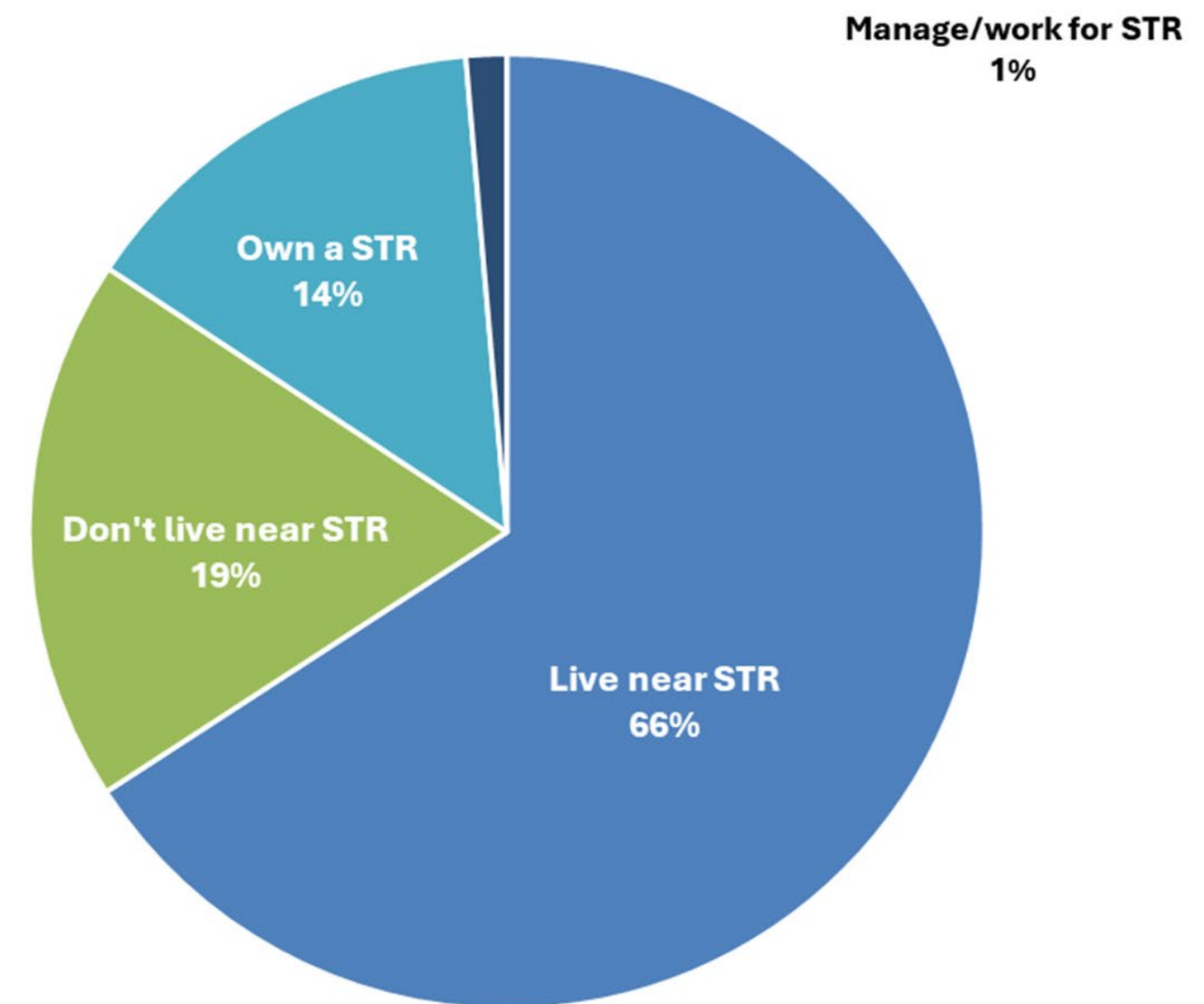


Opinions and Connections

What is your general opinion of STRs in Alexandria?



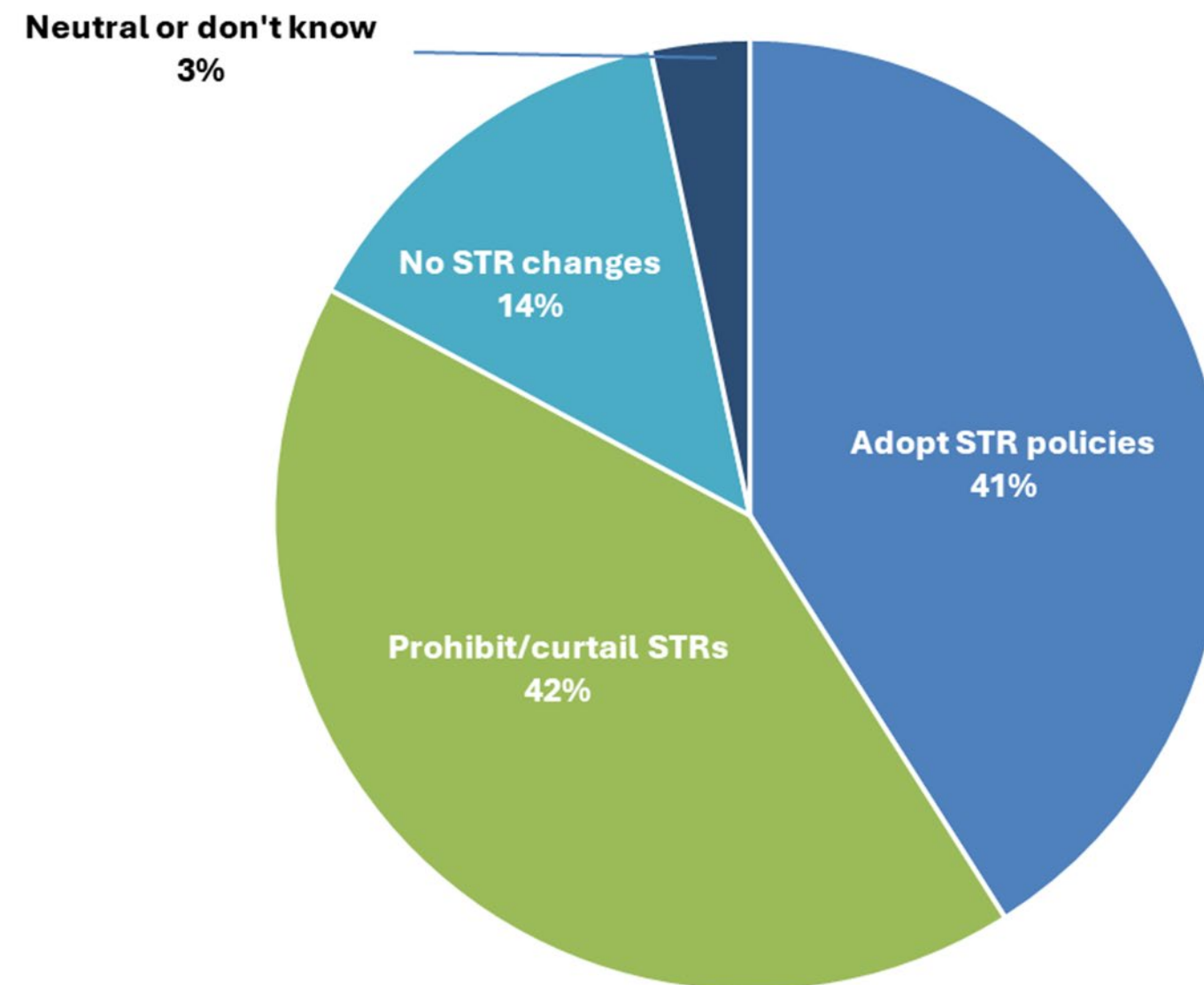
What is your connection to STRs in Alexandria?





Opinion of STRs and Regulations

General opinion of residents who live near STRs



General Opinions of Proposed Regulations



► More than 1,200 comments generated

Positives

- Mandatory registration
- Neighbor notification
- Good Neighbor Guide
- Occupancy limitations
- Operators/agents live within a specific distance and available 24/7
- Prohibition on parties and gatherings
- 3-5 strikes rule

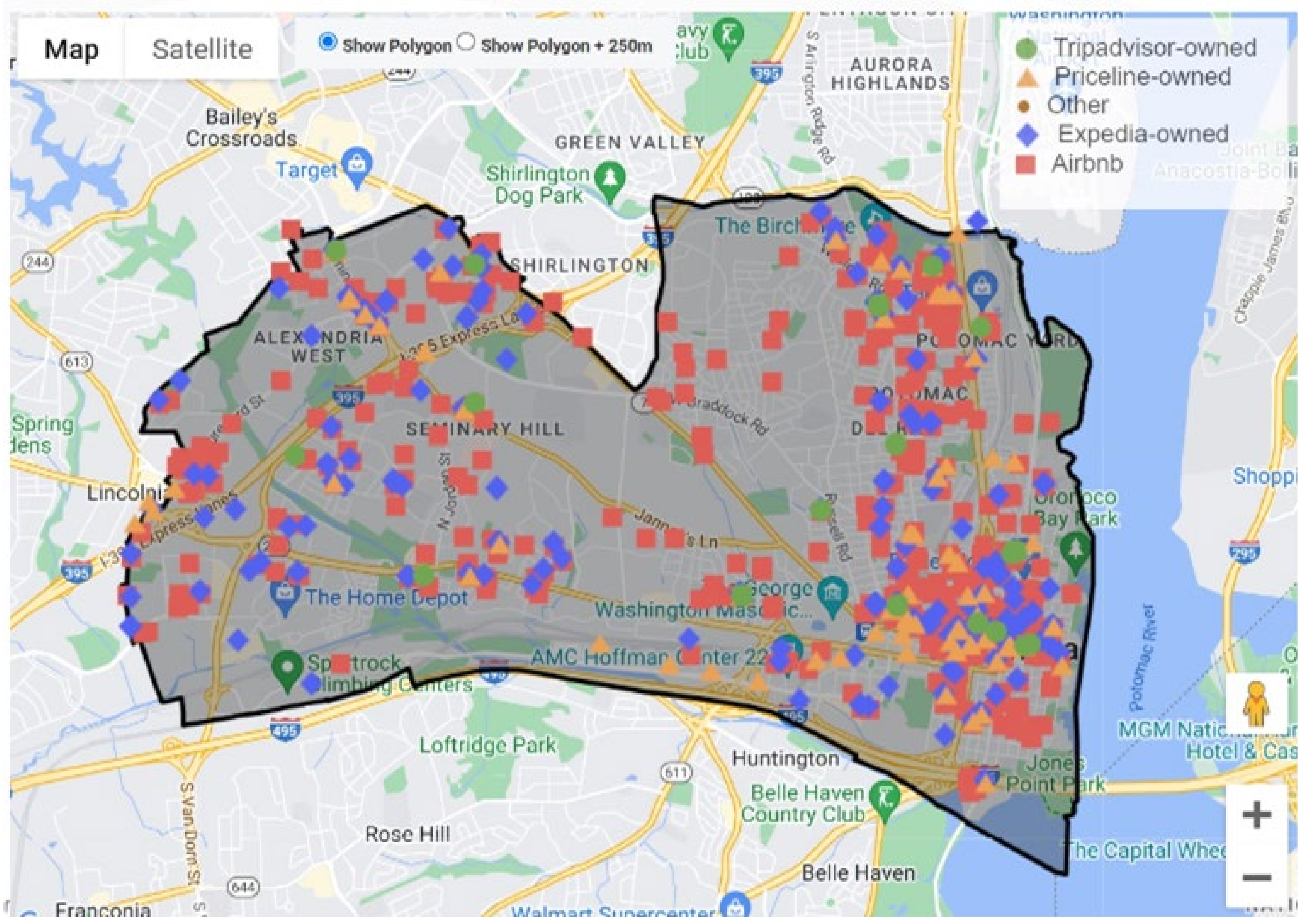
Negatives

- Skepticism about enforcement/do better at enforcing current regulations
- City is trying to regulate infrequent or non-existent issues/overregulation
- High fees
- Excessive regulatory burden on responsible owners
- Allowing multiple vehicles exacerbates parking challenges
- Inadequately addresses housing affordability



Suggestions for Improving Regulations

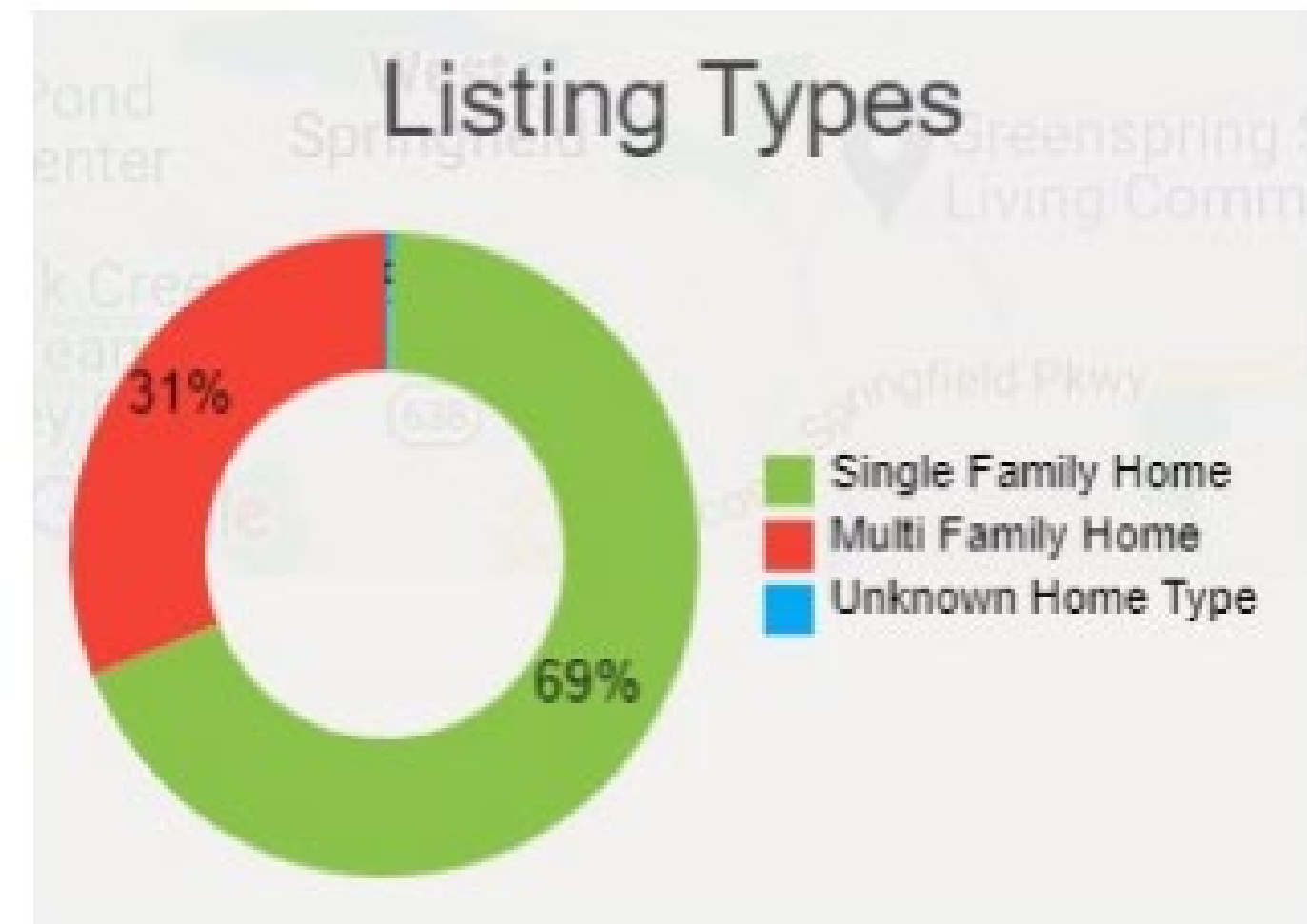
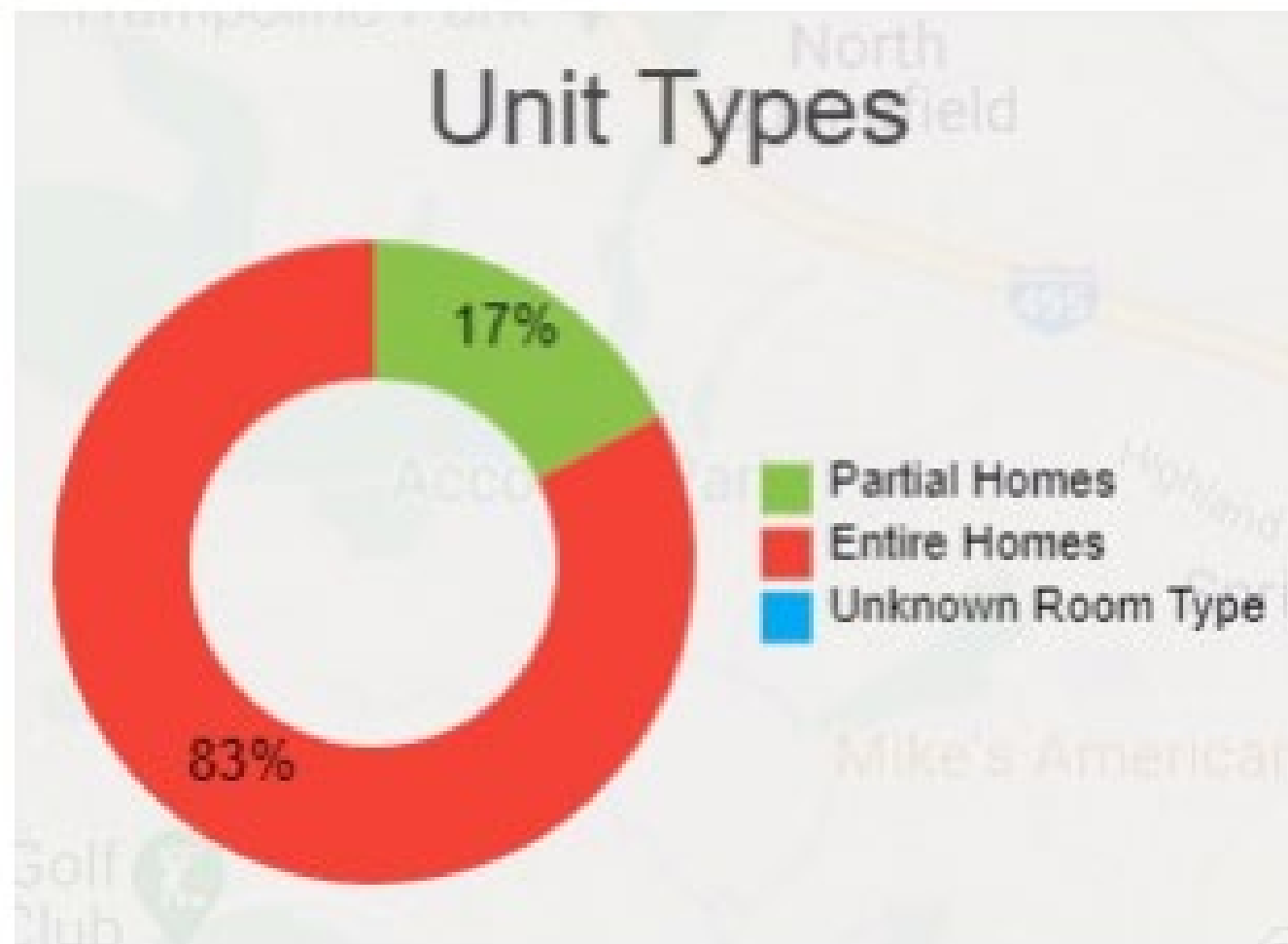
- Better enforcement in general needs to be a priority for the city
- Tailor regulations based on type of property (owner-occupied vs. owner unoccupied)
- Reduced fees for owner-occupied or properties rented for less than 30 days per year
- Incentives for exemplary operators such as waiving/reducing fees
- Neighbor notification limited to abutting properties only
- Minimum age to rent (age 25)
- Minimum two- or three-night rental required
- Require ID of primary guest/renter rather than maintain a guest log
- Include mechanism for mediation between neighbors and operators to address complaints and concerns
- Establish an appeal process for revoked permits
- Discourage multiple STRs per operator/prohibit 3 or more STRs under one operator





Guests and Operators

- ▶ Segment of the traveling prefers STRs
- ▶ Supplemental income for homeowners and employees
- ▶ Bridge gap between completion and full lease-out of building



Benefits



- ▶ Tax revenue generated by Alexandria short-term rentals

	Short-Term Rental, Local TOT	Estimated Local Sales Tax, 1%	Approximate Total Local Short- Term Revenue	Approximate State TOT, 3%	Approximate State Sales Tax, 5%	Combined Total Approximate State Tax
FY22	\$872,934	\$119,525	\$992,459	\$358,574	\$597,624	\$956,198
FY23	\$2,209,975	\$302,597	\$2,512,572	\$907,790	\$1,512,983	\$2,420,773
FY24 Yr End	\$2,798,680	\$383,204	\$3,181,884	\$1,149,612	\$1,916,019	\$3,065,631

- ▶ Guests spending is local businesses