



**MEMORANDUM**

**To:** Mayor and Aldermen  
**From:** Rob Hernandez, City Manager *BB pr RH*  
**Date:** June 20, 2017  
**Subject:** Preliminary Short-Term Vacation Rental (STVR) Regulation Revisions

The City has been working with residents, short-term vacation rental owners, property management companies, and the community at large to build consensus and revise the short-term vacation rental regulations. We have been successful in coming together and developing reasonable recommendations to address the concerns raised during this process.

The tables below breakdown the two short-term vacation rental topics examined—growth management and administrative enhancements. Stakeholders are on-board with many of the administrative enhancements. In the growth management section, staff is making a recommendation on behalf of stakeholders in areas where consensus was not reached. Prior to finalizing the information presented, it must be vetted by the City Attorney's Office. A formal report will be presented during the Council meeting on July 6.

<b>ADMINISTRATIVE ENHANCEMENTS</b>
<i>Focuses on the short-term vacation rental ordinance and methods to improve the operations of these types of properties</i>
<b>PRELIMINARY RECOMMENDATIONS</b>
Revise existing ordinance to require insurance documentation indicating the dwelling unit is used as a short-term vacation rental
Create additional guidelines for best practices and provide to property owner and rental managers during application process: <ul style="list-style-type: none"> <li>• Have rental agent meet at least one occupant on the day of arrival to ensure that the exemplar [house rules] are understood, and verify occupants represented themselves correctly; Require occupant initial when meeting</li> <li>• Use photos to show exterior appearance of house, location of parking and trash receptacles</li> <li>• Create online form for owners and rental agents to report complaints received by neighbors to the City within 48 hours of receiving the complaint to include: <ul style="list-style-type: none"> <li>– Date and time of complaint</li> </ul> </li> </ul>

<ul style="list-style-type: none"> <li>- Short-term vacation rental address and certificate number</li> <li>- Nature of complaint and resolution</li> <li>- Rental agent name and contact</li> <li>• Automatic timers for lights inside the unit and on front porch</li> <li>• Noise monitoring companies</li> </ul>
<p>Revise existing ordinance to:</p> <ul style="list-style-type: none"> <li>• Modify exemplar [house rules] to include maximum occupancy and off-street parking location</li> <li>• Post exemplar [house rules] in short-term vacation rental property</li> <li>• Include exemplar [house rules] on reservation website</li> </ul> <p>City agrees to post exemplar [house rules] required of all short-term vacation rentals on website</p>
<p>Create a brochure and distribute to ward captains/neighborhood associations outlining:</p> <ul style="list-style-type: none"> <li>• Requirement of short-term vacation rental agent</li> <li>• Remittance of hotel/motel taxes</li> <li>• Enforcement information</li> <li>• Reporting problems</li> <li>• Link to map of certified short-term vacation rentals</li> </ul> <p>Document will be produced by the City.</p>
<p>Revise ordinance to have the City notify owners of record who are within 150 feet of a new short-term vacation rental. Notification will include:</p> <ul style="list-style-type: none"> <li>• Address of the proposed short-term rental</li> <li>• Location of proposed on-site parking</li> <li>• Occupancy requirements</li> <li>• Copy of the short term vacation rental house policies</li> <li>• Name of property owner</li> <li>• Name of rental agent company and contact info</li> </ul> <p>Certificate will not be issued until this process is completed</p>
<p>Revise ordinance to require property owner of condominium to provide copy of adopted bylaws approving the use of the premise for short-term vacation rentals</p>
<p>If issue with trash, short-term vacation rental owner may request an additional trash receptacle for an additional \$25. Citations will be issued for valid code violations.</p>

<b>ADMINISTRATIVE ENHANCEMENTS</b>		
<b>NEIGHBORHOOD RECOMMENDATIONS</b>	<b>SHORT-TERM VACATION RENTAL OWNERS &amp; MANAGERS RECOMMENDATIONS</b>	<b>PRELIMINARY CITY RECOMMENDATIONS</b>
If an agent receives a 5th citation within the one year permit period, the following will apply: 5th citation: \$500 6th and up: \$1000 per citation (current strike policy would still apply for individual properties)	Agree with fining rental agents but only if they receive multiple fines on the same managed property. Suggestion to fine the agent after 3 citations on the same permit within a 1 year period.	No change. Citation system established in ordinance.
Owner must reside in Chatham County or use a property manager with a local office in Chatham County		No change. Ordinance requires rental agent to appear on premise within 2 hours.
If a property is found to be illegally operated as a short-term vacation rental, the owner may not qualify for an STVR permit for a period of 2 years at which point they would fall to the bottom of the list should the ward be at capacity		If a property is operating without a short-term vacation rental certificate, the property owner may not qualify for a short-term vacation rental certificate for a period of 12 months.

**GROWTH MANAGEMENT***Focuses on the Zoning Ordinance and way to manage the rapid growth of the short-term vacation rental industry.*

<b>NEIGHBORHOOD RECOMMENDATIONS</b>	<b>SHORT-TERM VACATION RENTAL OWNERS &amp; MANAGERS RECOMMENDATIONS</b>	<b>PRELIMINARY CITY RECOMMENDATIONS</b>
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**DEFINITION OF "OWNER OCCUPIED"**

<p>The owner of the property parcel resides in the majority of the property as a full time resident using a homestead exemption and/or present a sworn affidavit that the primary purpose of the property is the owners residence.</p>	<p>An owner occupied property is where the owner of the property resides in the majority of the property as a full-time resident using a homestead exemption and/or present a sworn affidavit that the primary purpose of the property is the owner's residence.</p>	<p>An owner occupied property is where the owner of the property resides in the property as a primary residence using a homestead exemption and/or present a sworn affidavit that the primary purpose of the property is the owner's residence.</p>
<p>The resident must be in residence when the property is rented.</p> <p>Should an owner wish to rent a secondary dwelling on the same property as an short-term vacation rental when they are out of town, they would need to use an agent per the short-term vacation rental ordinance.</p> <p>Should the owner wish to rent their primary dwelling, they would need to obtain a non-owner occupied permit if one is available under the permitted ward percentage caps.</p>	<p>Other restrictions are not realistic or workable for regulation.</p>	<p>Based on the existing ordinance, any property rented as a short-term vacation rental must have a short-term vacation rental certificate. Additionally, rental agents are required for any property operated as a short-term vacation rental.</p>

Substitutions of owner would be limited to a legal spouse not named on property card		
<p><b>HISTORIC DISTRICT:</b>  Within the RIP, RIP-A, RIP-A-1, RIP-B, RIP-B1, RIP-C, RIP-D districts, as of [date of ordinance adoption], and future NEWZO D-N, D-R, D-CBD residential parcels, such use is permitted with an unlimited number of owner-occupied STVRs with a maximum of (2) STVR dwelling units on a parcel where the principal residence is owner-occupied.</p>	Owner-occupied PINs exempt from this limitation.	No agreement.
<p>Within the B-C, B-G, B-H, R-B-C, and R-B-C-1 districts, non-residential parcels as of [date of ordinance adoption] and future NEWZO D-CBD non-residential parcels; D-W, D-C, such use is exempt from aforementioned limitation (provided the residential percentage cap is followed).</p>	All commercially zoned properties are exempt from this limitation, including B-B, B-C, B-C-1, B-G, B-N, P-B-C, P-B-G-1, P-B-G-2, P-B-N-1, TC-1 and TC-2	No changes are proposed for B-B, B-C, B-C-1, B-G, B-N, P-B-C, P-B-G-1, P-B-G-2, P-B-N-1, TC-1 and TC-2.

<p><b>VICTORIAN DISTRICT:</b> As of [date of the adoption of the ordinance], in the 1-R, 2-R and 3-R districts, such use is permitted only within one dwelling unit on the premise and only when the principal residence is owner-occupied. The use will be a matter of right and not required to go through the Zoning Board of Appeals.</p>	<p>Opposed to any owner occupied requirements</p>	<p>No agreement.</p>
<p><b>MID-CITY/THOMAS SQUARE:</b> Allow another dwelling unit as opposed to just the accessory dwelling unit.</p>		<p>Revise Zoning Code to read:  In the TN-2 district, where a principal dwelling unit is owner-occupied, another dwelling unit [only one] on the same parcel may be used as a short-term vacation rental .</p>
<p><b>CAPS</b></p>		
<p>No more than 15% of the residential parcels within a ward, shall be permitted for non owner-occupied short-term vacation rentals.</p> <p>Calculation based on sum total of short-term vacation rental licenses in a Ward compared to the total number of residential PINs.</p> <p>Once a cap of 15% has been reached, only owner-occupied permits may be given until the non-owner occupied permits fall below 15% for the particular ward.</p>	<p>Zoning Ordinance Use tables for mixed-use and residential zoning districts to include restrictions that no more than 35% of PINs located within any Ward shall be permitted to have short-term vacation rental certificate</p>	<p>Stakeholders agree on a capping system.</p> <p>The City is proposing a cap of no more than 20% of total number of PINs located within any ward be permitted to have short-term vacation rental certificate. This is enforceable.</p> <p>Owner-occupied short-term vacation rentals would be exempt from this provision.</p> <p>Please note, the City requested the attorneys</p>

<p>Due to grandfathering, all valid non-owner occupied STVR certificates count towards a cap.</p>		<p>involved with deliberations provide a proposal as to the method of quantification as well as discussion on the legal defensibility of imposing a cap. This must be provided prior to moving forward with the recommendation.</p>
<p><b>GRANDFATHERING</b></p>		
<p>Modify "Section 8-3133. Limitations on use of land or building by nonconforming uses" that calls for any STVR permit be reapplied for within 3 months of any legal transfer of ownership</p>	<p>Do not believe the STVR use should be singled out with a shorter timeframe for grandfathering, however, if it must be, we would agree with 6 months.</p>	<p>Modify Section 8-3133. Limitations on use of land or building by nonconforming uses that calls for any STVR permit be reapplied for within 6 months of any legal transfer of ownership</p>
<p><b>OCCUPANCY</b></p>		
		<p>All agreed on revising the occupancy requirements to:</p> <p>The number of occupants shall not exceed four adults for a one bedroom dwelling unit or two adults per bedroom for a dwelling unit with more than one bedroom</p>
<p><b>BLIGHT ADDENDUM:</b></p>		
<p>Should a property meet the City specified "blight" designation, no greater than 30 such properties within a given time period may qualify for a special short-term vacation rental blight certificate with a 5 year sunset. After the sunset period, the property would fall under the current STVR</p>	<p>Offer a blight exemption clause that would exempt any owner/developer from density restrictions if they renovate a blighted property and want to run it as an short-term vacation rental for a specific period of time (3 and 5 years was discussed) to recoup investment. The group had no real</p>	<p>The City agrees to explore the creation of a blight exemption on a defined number of properties. Details of this proposal will be developed within the next 30-days.</p>

<p>permit process and caps. The Blight Addendum will for these current purposes be available within all of the downtown neighborhoods bordered North/South River Street to Victory Drive, East/West Broad Street to MLK.</p> <p>The VNA does not agree with the clause that would exempt any owner/developer from density restrictions if they renovate a blighted property. We agree to the other conditions but not to have density restrictions exempted.</p>	<p>discussion/consensus on whether STVR status should be transferable (grandfathered) w/in the aforementioned period of time should the property be sold.</p>	
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## Bridget Lidy

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**From:** Melinda Allen <president@savannahdna.org>  
**Sent:** Tuesday, June 20, 2017 10:35 AM  
**To:** Bridget Lidy  
**Cc:** Rob Hernandez; Eddie DeLoach; Bill Durrence01; Carol Bell; Brian Foster; AldermanJohnson1@aol.com; Estella Shabazz; John Hall; Julian Miller; Martin Sullivan; Liz Taschereau; Tony Thomas  
**Subject:** Downtown Neighborhood Association STVR Proposal  
**Attachments:** STVR Percentage Calculations by Ward.numbers

Thank you to all parties for your consideration in this very sensitive neighborhood matter. The pattern of how these homes and dwellings have been used historically, while balancing both economic growth and preservation of Savannah's precious and unique historic resource, have weighed heavily. We have not only responded to our membership and their desire to protect their homes, neighborhood, and quality of life, but the fabric of the entire Historic Landmark District of the City of Savannah for present and future generations. As such,

The Downtown Neighborhood Association ("DNA") proposes the following:

### In the Historic Landmark District:

Within the RIP, RIP-A; RIP-A-1; RIP-B; RIP-B1; RIP-C; RIP-D districts, as of [date of ordinance adoption], and future NEWZO D-N; D-R; D-CBD residential parcels; such use is permitted:

1. The DNA proposes an unlimited number of owner-occupied STVRs with a maximum of (2) STVR dwelling units on a parcel where the principal residence is owner-occupied under the following definition of owner-occupied:

\*Owner occupied: The owner of the property parcel resides in the majority of the property as a full time resident using a homestead exemption and/or present a sworn affidavit that the primary purpose of the property is the owners residence. The resident must be in residence when the property is rented. Should an owner wish to rent a secondary dwelling on the same property as an STVR when they are out of town, they would need to use an agent per the STVR Ordinance.

Should the owner wish to rent their primary dwelling, they would need to obtain a non-owner occupied permit if one is available under the permitted ward percentage caps.

-an example of an owner-occupied dwelling unit could be a garden level apartment or a carriage house apartment with the owner occupying the majority of the home.  
-substitutions of owner would be limited to a legal spouse not named on property card

\*reside: to occupy continuously a place which is one's legal domicile, as contradistinguished from a mere temporary locality of existence

Within the B-C; B-G; B-H; R-B-C; and R-B-C-1 districts, non-residential parcels as of [date of ordinance adoption] and future NEWZO D-CBD non-residential parcels; D-W; D-C, such use is exempt from aforementioned limitation (*provided the residential percentage cap immediately below is accepted*)

2. Caps: No more than 15% of the residential parcels within a Ward, shall be permitted for non owner-occupied STVR's. This will be **calculated** utilizing the sum total of STVR licenses in a ward compared to the total number of residential pins, as this accurately reflects the impact of STVR properties on neighborhood properties. Once a cap of 15% has been reached, only owner-occupied permits may be given until the non-owner occupied permits fall below 15% for the particular ward.

\*Due to grandfathering, ALL valid non-owner occupied STVR licenses permits count towards a cap, regardless of the extent to which the permit is used.

**Percentage calculation method:** Attached is an excel spreadsheet with the aforementioned statistics in column "K". They were derived by dividing the numbers in column "F" by the corresponding ward number in column "H". The percentages are higher than those shown on Map #4 supplied by the Tourism and Ambassadorship Department a few days ago, as they capture the total number of STVRs in an effort to accurately reflect neighborhood impact. The spreadsheet accompanying map #4 was used to derive attached percentage statistics. (STVR percentages to be used are the far right white column on the **attached** spreadsheet)

3. "Grandfathering": the DNA agrees that "Section 8-3133. Limitations on use of land or building by nonconforming uses is applicable, that calls for any STVR permit to be reapplied for within 3 months of any legal transfer of property.

**Blight Addendum:** Should a property meet the City specified "blight" designation, no greater than 30 such properties within a given time period may qualify for a special STVR blight certificate with a 5 year sunset. After the sunset period, the property would fall under the current STVR permit process and caps. The Blight Addendum will for these current purposes be available within all of

the downtown neighborhoods bordered North/South River Street to Victory Drive, East/West Broad Street to MLK.

Regulatory proposal for items *without* consensus:

- If an AGENT receives a 5th citation within the one year permit period, the following will apply: 5th citation: \$500 6th and up: \$1000 per citation (current strike policy would still apply for individual properties)
- 1 hour agent response
- If a property is found to be illegally operated as a STVR, the owner may not qualify for an STVR permit for a period of 2 years at which point they would fall to the bottom of the list should the ward be at capacity

Additionally, DNA is in support of the industry suggestion to remove the +2 for properties of 2 or more bedrooms. We feel it will be beneficial for reducing the wear and tear of the historic properties. We do not, however, feel it will decrease the overall STVR "use" within the neighborhoods, but rather visitors will rent additional units.

And finally, thank you for all of the hard work and patience on the part of Bridget and the Tourism Management and Ambassadorship Department, and countless other City staff who have and will continue to work hard on the STVR Ordinance over the next few weeks. If there are questions regarding any portion of this proposal or its intent, please feel free to contact DNA.

Best regards,

Melinda D. Allen  
President, Savannah DNA  
C 912-596-7742

WARD	# of STVR UNITS in WARD	# of STVR PARCELS in WARD	TOTAL # of ALL PARCELS in WARD	# of NON-COMMERCIAL STVR UNITS in WARD	# of NON-COMMERCIAL STVR PARCELS in WARD	TOTAL # of NON-COMMERCIAL PARCELS in WARD	% of TOTAL PARCELS that are STVR PARCELS	% of TOTAL COMMERCIAL PARCELS that are NON-COMMERCIAL STVR PARCELS	% of TOTAL NON-COMMERCIAL PARCELS that are COMMERCIAL PARCELS that are NON-COMMERCIAL STVR PARCELS
ANSON WARD	29	20	124	27	18	95	16.13%	18.95%	28.42%
BARTOW WARD	38	31	139	38	31	130	22.30%	23.85%	29.23%
BERRIEN WARD	14	12	137	14	12	107	8.76%	11.21%	13.08%
BROWN WARD	31	17	273	15	11	228	6.23%	4.82%	6.58%
CALHOUN WARD	23	19	88	21	17	69	21.59%	24.64%	30.43%
CHARLTON WARD	22	13	51	15	11	38	25.49%	28.95%	39.47%
CHATHAM WARD	39	20	107	25	15	90	18.69%	16.67%	27.77%
COLUMBIA WARD	16	12	89	15	11	69	13.48%	15.94%	21.74%
CRAWFORD WARD	44	37	199	44	37	161	18.59%	22.98%	27.33%
CUMMING WARD	5	3	117	5	3	91	2.56%	3.30%	5.49%
CURRIETOWN WARD	5	4	81	5	4	57	4.94%	7.02%	8.77%
CUTHBERT WARD	36	24	107	34	23	74	22.43%	31.08%	45.95%
DAVIS WARD	45	35	204	45	35	200	17.16%	17.50%	22.50%
DECKER WARD	33	12	178	10	9	114	6.74%	7.89%	8.77%
DERBY WARD	3	2	46	0	0	0	4.35%	0.00%	0.00%
ELLIOT WARD	4	2	35	1	1	13	5.71%	7.69%	7.69%
ESTILL WARD	4	3	123	3	2	104	2.44%	1.92%	2.88%
FORSYTH WARD	25	11	147	12	9	118	7.48%	7.63%	10.17%
FRANKLIN WARD	32	11	84	15	9	41	13.10%	21.95%	36.59%
GALLIÉ WARD	13	11	88	13	11	68	12.50%	16.18%	19.12%
GASTON WARD	33	20	126	23	16	94	15.87%	17.02%	24.47%
GREENE WARD	15	12	95	15	12	80	12.63%	15.00%	18.75%
GUE WARD	9	9	104	8	8	72	8.65%	11.11%	11.11%
HEATHCOTE WARD	20	13	86	16	9	47	15.12%	19.15%	34.04%
JACKSON WARD	7	6	60	7	6	38	10.00%	15.79%	18.42%
JASPER WARD	6	4	85	6	4	62	4.71%	6.45%	9.67%
LAFAYETTE WARD	23	17	103	17	14	83	16.50%	16.87%	20.48%
LEE WARD	15	9	150	12	9	135	6.00%	6.67%	8.88%

LESTER WARD	1	1	111	1	1	1	1	1	99	0.90%	1.01%	1.01%	1.01%
LIBERTY WARD	2	1	46	2	1	1	1	19	19	2.17%	5.26%	5.26%	10.53%
LLOYD WARD	63	35	181	55	32	155	32	155	155	19.34%	20.65%	20.65%	35.48%
MERCER WARD	15	12	89	12	10	62	10	62	62	13.48%	16.13%	16.13%	19.35%
MONTEREY WARD	25	11	87	8	7	66	7	66	66	12.64%	10.61%	10.61%	12.12%
NORWOOD WARD	2	1	181	2	1	86	1	86	86	0.55%	1.16%	1.16%	2.32%
PERCIVAL WARD	32	23	116	22	20	62	20	62	62	19.83%	32.26%	32.26%	35.48%
PULASKI WARD	41	26	96	35	23	75	23	75	75	27.08%	30.67%	30.67%	46.66%
RAILROAD WARD	1	1	32	1	1	3	1	3	3	3.13%	33.33%	33.33%	33.33%
REYNOLDS WARD	7	2	37	0	0	3	0	3	3	5.41%	0.00%	0.00%	0.00%
SOUTHVILLE WARD	4	3	213	4	3	126	3	126	126	1.41%	2.38%	2.38%	3.17%
STEPHENS WARD	41	27	143	37	25	117	25	117	117	18.88%	21.37%	21.37%	31.62%
THOMAS WARD	6	2	84	1	1	63	1	63	63	2.38%	1.59%	1.59%	1.59%
TROUP WARD	17	13	96	17	13	88	13	88	88	13.54%	14.77%	14.77%	19.32%
TRUSTEES GARDEN	15	6	20	6	4	9	4	9	9	30.00%	44.44%	44.44%	66.67%
WALTON WARD	1	1	36	1	1	30	1	30	30	2.78%	3.33%	3.33%	3.33%
WARING WARD	6	5	117	6	5	97	5	97	97	4.27%	5.15%	5.15%	6.18%
WARREN WARD	14	10	48	14	10	28	10	28	28	20.83%	35.71%	35.71%	50.00%
WASHINGTON WARD	25	19	63	25	19	53	19	53	53	30.16%	35.85%	35.85%	47.17%
WESLEY WARD	22	13	84	21	13	73	13	73	73	15.48%	17.81%	17.81%	28.77%
WHARF LOTS - EAST OF	2	2	35	2	2	5	2	5	5	5.71%	40.00%	40.00%	40.00%
WHARF LOTS - EAST OF	3	1	11	0	0	1	0	1	1	9.09%	0.00%	0.00%	0.00%
WHARF LOTS - WEST O	9	3	48	1	1	10	1	10	10	6.25%	10.00%	10.00%	10.00%
WHITE WARD	35	28	211	30	23	159	23	159	159	13.27%	14.47%	14.47%	18.87%

## Bridget Lidy

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**From:** andree patterson <bleuet207@comcast.net>  
**Sent:** Friday, June 23, 2017 4:29 PM  
**To:** Bridget Lidy  
**Cc:** Nancy Maia (themaiansavannah@gmail.com); Clinton Edminster (clinton.edminster@gmail.com); Jason.Leslie.Combs@gmail.com; Melinda Allen (thesavannahallens@gmail.com); Bates Lovett (bates.lovett@fisherbroyles.com); Corey Jones (corey@luckysavannah.com); Michael Owens; mike vaquer; Mary Anderson; staysavannah; Pconnell@EPRA-LAW.com; trudy.herod@gmail.com; waltjfreeman@gmail.com; Bob Rosenwald; Robert McCorkle  
**Subject:** Re: Short-term vacation rental update

Hi Bridget and all!

In your Preliminary Recommendations on page 7 - BLIGHT ADDENDUM: it is my hope and that of the Victorian Neighborhoods Association that you will consider the facts that allowing any owner/developer from density restrictions is going to be very harmful to the Victorian District. By allowing this, there could be properties without any setbacks, no room for trees and bushes and no off street parking. We are working hard in the Victorian District to prevent this from happening. This would not be in line with preservation and restoration of blighted properties as stated in the Sec. 8-3028 Victorian Planned Neighborhood Conservation District. The owner/developer can fix the buildings following the same rules followed by the other houses on those particular blocks. There has to be consistency... this would be a damaging line to cross to all of the Victorian District. It is my hope, as President of the VNA, that the City will take the above into consideration and not support density restrictions.

Thanks!  
Andrée

On Jun 23, 2017, at 10:09 AM, Bridget Lidy <[blidy@Savannahga.Gov](mailto:blidy@Savannahga.Gov)> wrote:

Good morning.

Thank you for working together to address issues related to short-term vacation rentals. I sincerely appreciate your participation and commitment to our efforts in finding a compromise to the numerous challenges we discussed.

Attached is a summary of the preliminary recommendations based on the feedback received earlier this week. Unfortunately, we did not have consensus on the growth management component and a few items related to administrative enhancements.

Please review the growth management piece again. As mentioned in page 6 of the memo, there are legal concerns related to the capping system. One option we discussed was the concept of having a tiered certification system. Perhaps categories like seasonal, owner-occupied and annual certificates could be an option?

Any and all feedback will need to be received by Wednesday, 9AM—no exceptions. I will finalize the report by Friday, June 30 in order to meet the deadline for the July 6 City Council meeting. Please know, I will be available to meet on Monday and Tuesday morning.

Thank you again for your time on this project.

Bridget Lidy  
Tourism Management & Ambassadorship Department  
912-525-3097 (o)  
912-429-3364 (c)  
912-525-1611 (f)

<Preliminary STVR Regulation Revisions.pdf>

## Bridget Lidy

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**From:** Jason Combs <jasonlesliecombs@gmail.com>  
**Sent:** Tuesday, June 20, 2017 9:38 AM  
**To:** Bridget Lidy  
**Cc:** Clinton Edminster  
**Subject:** 06.20.2017 Thomas Square feedback on STVR revisions  
**Attachments:** STVR\_Survey2\_Q1.jpg; STVR\_Survey2\_Q2.jpg; STVR\_Survey2\_Q3.jpg

Bridget,

Short version - nothing has changed since last we talked.

Thomas Square NA is satisfied with the status quo in MidCity Zoning, given that slight changes in text are made to clarify that a resident-owner may rent any other dwelling unit upon their property as an STVR, given that the resident-owner occupies the primary dwelling unit (or "a" primary dwelling unit in the case of a duplex with two equal units). The neighborhood does not want a cap on the number of these resident-owner STVRs. See results of survey 2, Q1. (Survey 1 previously found overwhelming support of resident-owner STVRs in general.)

At the last city-sponsored meeting, Clinton and I had suggested that the neighborhood might be willing to allow a number of non-resident-owner STVRs (or "investor" STVRs) in residential areas of the neighborhood, rather than just in commercial areas where they are already allowed. However, when this idea was presented to the neighborhood in our second STVR survey, it did not gain a majority of support. See results of survey 2, Q2 and Q3.

Finally, we support the idea of creating a "blight exemption permit" to allow investment STVRs (30 to start with) exempt from any caps, where a "blighted" property would be renovated and turned into an STVR. This special permit would be subject to a "sunset" period of 3 to 5 years, after which time the property would no longer be exempt from caps and other applicable STVR regulations.

Thank you for all your hard work!!

Sincerely,

Jason L. Combs  
City Planning, Urban Design, Real Estate  
M.C.R.P. & M.S.Arch, Georgia Institute of Technology

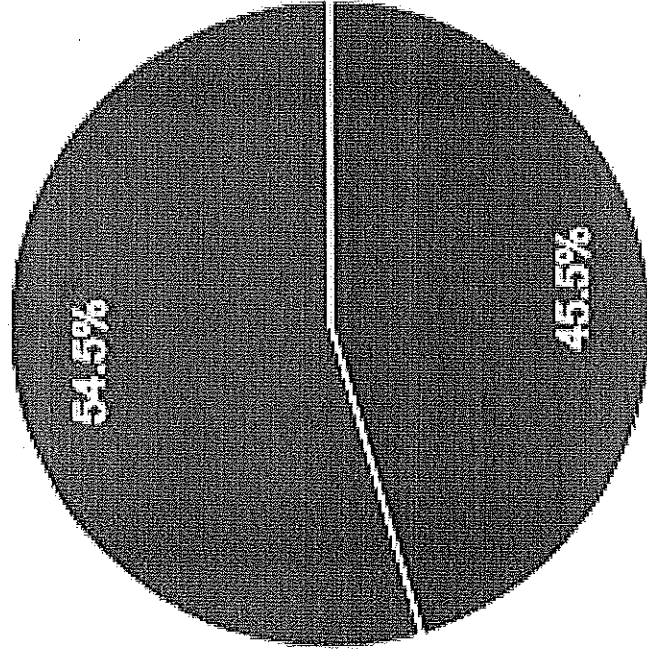
LinkedIn Profile: <http://www.linkedin.com/pub/jason-combs/6/42/b37>

Portfolio: <http://www.behance.net/JasonCombsUD>



What STVRs are generally supported where the owner resides on the property, do you think the owner should be limited to one STVR if there are other dwelling units?

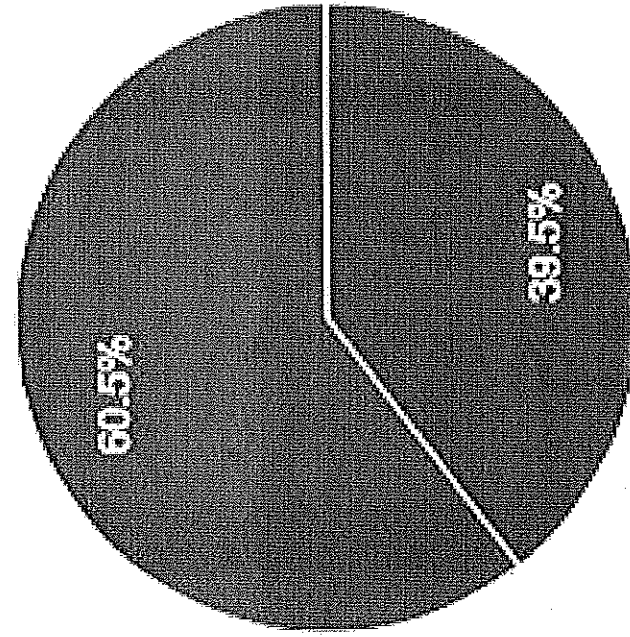
SES



- Yes, it should be limited to one STVR per owner-occupied dwelling unit per owner-occupied property.
- No, an owner-occupier should be able to rent out any number of additional dwelling units as STVRs.

presented with the option of allowing some "investor" STVR properties to be located at 7.5% of residential properties, what would you say?

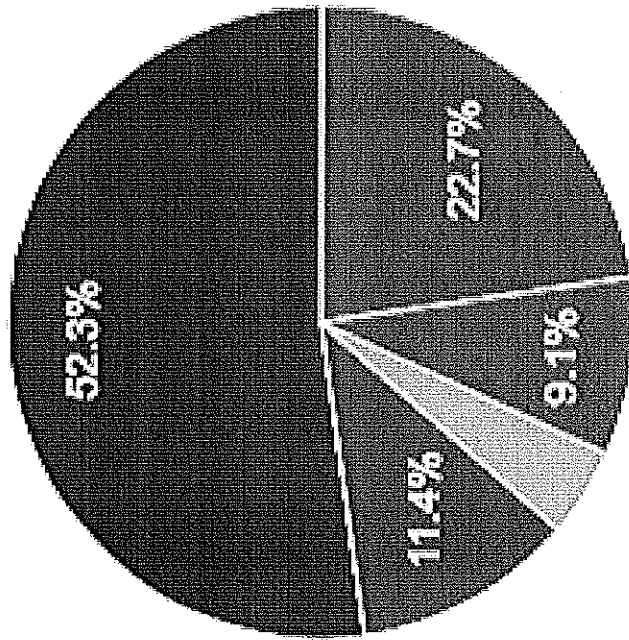
n=58



- Yes, allow up to 7.5% of residential lots to be investor-owned STVRs.
- No, do not allow investor-owned STVRs in residential areas of the neighborhood.

broader options, which of the following most closely represents your  
investor-owned STVR properties in residential areas:

uses



- A 7.5% cap is acceptable and so about right.
- We can allow some, but at a cap LOWER than 7.5%.
- Let's allow them at a HIGHER percentage than 7.5%.
- Let's allow them without a cap - market sort it out.
- Let's keep it like it is - NO investo STVRs in residential areas.

## Bridget Lidy

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**From:** Robert McCorkle <rlm@mccorklejohnson.com>  
**Sent:** Wednesday, June 28, 2017 9:53 AM  
**To:** Bridget Lidy  
**Subject:** RE: Short-term vacation rental update

To clarify, we are still fine with the occupancy restrictions.

Robert L. McCorkle, III  
McCorkle & Johnson, LLP

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**From:** Robert McCorkle  
**Sent:** Wednesday, June 28, 2017 9:22 AM  
**To:** 'Bridget Lidy'  
**Cc:** Robert McCorkle  
**Subject:** RE: Short-term vacation rental update

Bridget,

Thanks again for all of your hard work. Share Savannah has the following responses to the Staff's recommendations:

### Administrative Enhancements

- We are fine with recommendation of meeting guests on day of arrival as a best practice as long as it is not an Ordinance requirement. Same comment for light timers.
- We disagree with a requirement for Condo owners to have to provide bylaws approving the use. Unless the use is specifically restricted in the Declaration of Condominium, it is permitted. We suggest requiring a copy of the Condo Declaration. If it is not specifically prohibited, then the permit should be issued.
- Agree with City recommendation on fines. Reality is, property managers already pay them. If there was going to be a fine for the agent specifically, it needs to be after a certain number of citations on an individual property. This is because some property managers have 3 units and some have 150. Setting a fine on a number of citations across units is not equitable if you have numerous units.
- Share Savannah's members have been at the forefront of trying to get rid of illegal STVRs. However, we believe a penalty that does not allow an owner to qualify for a permit should only apply to the specific piece of property, not all of the owner's properties. Also, there should be a cure period as the illegal use could be a lapse or something unintentional.
- We can accept the other restrictions.

### Growth Management

- City's definition of owner occupied is acceptable
- There should be no limits on the number of owner occupied PINs or the number of permits per PIN in any area. It is Share Savannah's belief that we should encourage owners to reside downtown. If having 2 or 3 STVRs

in garden apartments and carriage house apartments etc... makes residing downtown affordable, we should not discourage it.

- Agree with exempting out commercial zoning districts and applying no growth restrictions on them.
- We continue to oppose any owner-occupied requirements for permits in the Victorian District. Whatever growth management strategies are adopted, if any, should be applied to this district too.
- Though we do not believe Caps are necessary and would rather let market forces control, for the purpose of compromise we remain willing to accept a 35% Cap at the Ward level based on PINS, provided, that owner occupied properties are not included in the calculation of the percentages nor subject to a cap and that properties within commercial zoning districts not be included in the calculation of the percentages nor subject to a cap.
  - Percentage calculation must be done at the PIN level as it is the only measurable
  - We hope the City will consider this more moderate restriction as we believe the Caps will likely not be increased in the future. Therefore, we feel the more prudent action is a broader Cap that can be adjusted in the future if need be. This, in combination with the occupancy restriction and the additional administrative enhancements is a significant change.

Lastly, we are fine with a blight exception though there should not be a sunset. The City should not regulate or attempt to legislate the amount of time it takes for an investor to recoup their investment. If someone wants to restore a blighted property for an STVR, they should have a permit just like all others.

Thanks,  
Robert

Robert L. McCorkle, III  
McCorkle & Johnson, LLP

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**From:** Bridget Lidy [<mailto:blidy@Savannahga.Gov>]

**Sent:** Friday, June 23, 2017 10:10 AM

**To:** andree patterson; Nancy Maia ([themaia@savannah@gmail.com](mailto:themaia@savannah@gmail.com)); Clinton Edminster ([clinton.edminster@gmail.com](mailto:clinton.edminster@gmail.com)); Jason.Leslie.Combs@gmail.com; Melinda Allen ([thesavannahallens@gmail.com](mailto:thesavannahallens@gmail.com)); Bates Lovett ([bates.lovett@fisherbroyles.com](mailto:bates.lovett@fisherbroyles.com)); Corey Jones ([corey@luckysavannah.com](mailto:corey@luckysavannah.com)); Michael Owens; mike vaquer; Mary Anderson; staysavannah; [Pconnell@EPRA-LAW.com](mailto:Pconnell@EPRA-LAW.com); [trudy.herod@gmail.com](mailto:trudy.herod@gmail.com); [waltjfreeman@gmail.com](mailto:waltjfreeman@gmail.com); Bob Rosenwald; Robert McCorkle

**Subject:** Short-term vacation rental update

Good morning.

Thank you for working together to address issues related to short-term vacation rentals. I sincerely appreciate your participation and commitment to our efforts in finding a compromise to the numerous challenges we discussed.

Attached is a summary of the preliminary recommendations based on the feedback received earlier this week. Unfortunately, we did not have consensus on the growth management component and a few items related to administrative enhancements.

Please review the growth management piece again. As mentioned in page 6 of the memo, there are legal concerns related to the capping system. One option we discussed was the concept of having a tiered certification system. Perhaps categories like seasonal, owner-occupied and annual certificates could be an option?

Any and all feedback will need to be received by Wednesday, 9AM—no exceptions. I will finalize the report by Friday, June 30 in order to meet the deadline for the July 6 City Council meeting. Please know, I will be available to meet on Monday and Tuesday morning.

Thank you again for your time on this project.

Bridget Lidy  
Tourism Management & Ambassadorship Department  
912-525-3097 (o)  
912-429-3364 (c)  
912-525-1611 (f)

## **Bridget Lidy**

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**From:** Nancy Maia <themaiansavannah@gmail.com>  
**Sent:** Monday, June 19, 2017 11:56 AM  
**To:** Bridget Lidy  
**Subject:** [ This EMail May Be Spam ! ] STVR Owners Association suggested solutions

Good Morning, Bridget - I hope that you had a relaxing and non-STVR-thinking weekend. ;)

I was able to hold a meeting with some of the STVR Owners Association members on Saturday morning. I think it was a very constructive, objective meeting focused on trying to develop ideas that might bring the two "sides" closer together. For the record, there were 8 of us. On Friday there were 38 people in the STVR Owners Association group (there are now 51), which means those at the meeting represented 21% of the Association - 15% if you include increase over the weekend in overall numbers. Additionally, we had owner representation from DNA, VNA, Mid-town, and Thomas Square.

Our group focused ONLY on those items that currently do not have consensus. Also, we were all very clear that our intention was to develop possible ideas to help move the two groups closer knowing that each side will have to be willing to compromise. The following summarizes what we would like to put forth. While these ideas may likely not be the ultimate answer, perhaps they can at least serve as a point from which to continue further conversation...

(Topics are taken in order from the table you sent out last week):

### **OWNER OCCUPIED:**

Group unanimously agreed that enforcing an owner occupied requirement would be virtually impossible, not to mention seems to muddy the water. Discussion about how to limit the number of STVR's more logically should center around numbers to make it as straight forward as possible. Additionally, the suggestion by VNA President to require owners allow City access to IRS tax returns is a complete non-starter (if even legal, which we doubt).

**SUGGESTED SOLUTION:** No owner occupied restriction in any of the districts (including current restriction in Thomas Square)

### **CAPS: MIXED-USE/RESIDENTIAL:**

Current #'s of STVRs doesn't necessarily indicate how many are "active" but have to be considered as they are possible. Group agreed, as residents, that protecting the neighborhoods is important.

### **SUGGESTED SOLUTION:**

- Using current tables by ward, allow a max total increase of 5% per ward
- Limit number of STVRS on 1 PIN to 2
- Offer a blight exemption clause that would exempt any owner/developer from density restrictions if they renovate a blighted property and want to run it as an STVR for a specific period of time (3 and 5 years was discussed) to recoup investment. The group had no real discussion/consensus on whether STVR status should be transferable (grandfathered) w/in the aforementioned period of time should the property be sold.

CAPS: MIXED-USE/COMMERCIAL:

Group agreed commercial zoning districts be exempt with the condition/understanding that any condominium by-laws supersede the issuance of new or renewal of STVR certificate by the City.

GRANDFATHERING:

In general, group agrees that while making the law different specifically for STVRs isn't necessarily palatable in principle, it most likely even now is a non-issue. Many real estate agents are now applying for/transferring STVR certificates as a matter of course so if it helps move the general discussion by conceding this point, we will agree..

SUGGESTED SOLUTION: we are open to whatever will bring consensus

FINE AGENT AND OWNER:

Group agrees both owner and agent should be notified/fined but doesn't have a great deal of conviction about # of citations and amount of fine to agent.

SUGGESTED SOLUTION: group is open to whatever brings consensus

\*Sec. 8-10014(b): group didn't gain consensus on whether to keep at 2 hours or accept the suggestion of changing to 1 hour.

Finally, our group wants to extend a thank you to you. We all recognize this is a difficult process at best and appreciate all of your work to help us gain consensus and balance for our city.

Please let me know what questions you have.

Nancy

Nancy and Ivo Maia  
The Maian - The Ultimate Vacation Experience  
VRBO #566582, 782306, 782307

[TheMaianSavannah@gmail.com](mailto:TheMaianSavannah@gmail.com)  
912-509-6881





June 28, 2017

Bridget Lidy, Director  
Tourism Management & Ambassadorship Department  
City of Savannah  
P.O. Box 1027  
Savannah, Georgia 31402

Dear Ms. Lidy:

On behalf of the Expedia family of platforms, including HomeAway and VRBO, I write to applaud the Savannah City Council and city staff's efforts to make successful short-term vacation rental (STVR) policies a priority for the City of Savannah, and for creating a collaborative atmosphere that allows all stakeholders to contribute to the discussion. We welcome further opportunities to share resources and best practices, and to serve as a cooperative partner with the City to achieve fair and effective regulation.

We also write to highlight some areas of concern with regard to the staff recommended draft changes to the STVR ordinance, as well as to express our opposition to the proposed 90-day moratorium on new STVR permits. We respectfully urge Council to reject a moratorium for the following reasons:

Moratoria in other communities have been uniformly unsuccessful, and have actually exacerbated concerns with STVR activity. In every circumstance, halting or banning the activity has only driven it underground. That is a situation in which no one wins; the activity cannot be monitored, regulated or taxed. Consequently, a moratorium only punishes good actors, and leaves the bad actors to flourish unchecked.

More importantly, city staff has worked extremely well with stakeholders on a resolution to concerns about STVR activity. We believe our homeowners and property managers in Savannah have come to the table with tangible solutions to answer the concerns of their neighbors, and we request that Council allow this dialogue to continue.

Regarding city staff's recent memorandum on the preliminary STVR regulation revisions, we would like to address several specific recommendations in the draft:

Under Administrative Enhancements:

1. Administrative enhancements (Page 1) "Have a rental agent meet at least one occupant on the day of arrival."

We urge staff to give flexibility to the parameters of this requirement, allowing travelers and STVR operators an amount of latitude to comply with this provision and ensure the greatest quality experience for their guests.

2. Administrative enhancements (Page 1) “Create online form for owners and rental agents to report complaints received by neighbors to the city within 48 hours of receiving the complaint.”

We suggest the following clarification: “The City of Savannah shall create online form for owners and rental agents to report complaints received by neighbors to the city within 48 hours of receiving the complaint.”

Additionally, HomeAway proudly offers [www.stayneighborly.com](http://www.stayneighborly.com) as another communication portal to report disruptive behavior.

3. Administrative enhancements (Page 2) “Include house rules on reservation website.”

We suggest the following clarification: “Owner or agent must include house rules on reservation website.”

4. Administrative enhancements (Page 3) “If a property is operating without a short-term vacation rental certificate, the property owner may not qualify for a short-term vacation rental certificate for a period of 12 months.”

We strongly urge the City to implement an amnesty period of at least 30 days in order to bring operators into compliance after their first citation for operating without a license. If the goal is to achieve compliance with this ordinance, disallowing a delinquent operator the opportunity to comply with the law is counterproductive, and will only drive the activity further underground.

#### Under Growth Management - Caps:

5. Caps (Page 6) “The City is proposing a cap of no more than 20% of total number of PINs located within any ward to be permitted to have short-term vacation rental certificate.”

We support our homeowners and property managers’ request for a cap of 35% to account for the wards that are currently experiencing higher demand without incident. We would also request that current operators be grandfathered, and not count against the cap.

We are thus far very encouraged by the draft provisions recommended by staff, and grateful for the City’s leadership. We look forward to continuing to collaborate with you on this very important issue.

Thank you for your consideration, and please do not hesitate to contact me with any questions, or if I can provide you any additional information.

Sincerely,  
Ashley Hodgini

Government Affairs Manager, Southeast Region  
HomeAway, Inc.  
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[ahodgini@homeaway.com](mailto:ahodgini@homeaway.com)



June 15, 2017

Savannah City Council  
P.O. Box 1027  
2 East Bay St., Savannah, GA 31401

Dear Savannah City Council:

The Vacation Rental Management Association (VRMA) is a 32-year old international trade association representing professional property managers of traditional short-term vacation rentals, with several members in Savannah. We have been following the recent discussion regarding vacation rentals in your community very closely.

This past spring we held our Eastern Regional Conference in your beautiful community, hosting over 600 professional vacation rental managers from around the country. Attendees, property managers in vacation destinations, continue to comment on how awe struck they were by the vibrancy of your historic district and tourism industry.

The perception is that Savannah's rules are a national best practice for regulating short-term rentals. Your past efforts to engage property owners, managers, business community and residents have led to a reasonable and enforceable set of rules that set you apart from other communities. We are hopeful you will continue to be a best practice community.

The VRMA supports fair and effective regulations. We agree with the United States Conference of Mayors resolution, which states, "Onerous regulations of short-term rentals can drive the industry underground, thus evading local regulations and local hotel taxes". Primary residency requirements, low-density restrictions and percentage unit caps can quickly become restrictive and be disruptive to the local economy.

The proposed limitations in commercial and mixed-use districts are concerning. VRMA tracks local short-term rental regulations internationally. Restricting units in commercial districts is unprecedented and in most cases, mixed-use areas do not have caps or density restrictions either. These restrictions are not only harmful to the property owners, but also the local small business community. Our research shows that travelers who stay in vacation rentals stay long and spend more than other accommodations. Vacation rental guests are not concentrated, but disbursed throughout the community supporting businesses that may not be in the center of your main tourism activities.

We encourage you to keep working with your local property managers to create a balance in your regulatory framework. Professional property managers are communities' first line of

**Mike Copps**  
Executive Director

Vacation Rental Management Association

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defense in ensuring travelers comply with local rules and working with neighbors to resolve issues that may arise.

It is clear to us that your local professional vacation rental management community is working to keep the best interests of Savannah to the forefront of the short-term rental debate. There are clear signs that the management community has compromised more than adequately in your discussions. One such compromise is that of allowing for density restrictions in mixed-use areas.

The VRMA urges the Savannah City Council to continue to work with professional property managers and allow equal participation for secondary residences in the prospering travel and tourism economy of your beautiful community.

Sincerely,

**Mike Copps**  
Executive Director  
Vacation Rental Management Association