



# Save Folly's Future

## e-Newsletter Feb 2022

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**Mission: Reverse Island's Population Decline**

**Goal: Ban Investment STRs in Residential Areas**

**Recommendation: Phase out Investment STRs in select areas  
Create New Rental Program for Residents**

### **Folly Beach Election Information**

- Folly Beach City Election: April 5, 2022 / As per § 31.54
- Candidate for Mayor: Tim Goodwin
- Candidates for 3 city council seats: Keith Bolus, Eddie Ellis, William Farley and Donald "DJ" Rich (Anyone filing on the last few days of qualifying may not be included.)
- Last day to register to vote: 30 days prior to election

### **South Carolina Voter Registration Information**

***Register Online - at: [scvotes.gov](https://scvotes.gov)***

Requires S.C. Driver's License or DMV ID

If you have moved, you must first update your residence address with DMV.

***Register online, by mail, email, fax or in person***

## Save Folly's Future

- We are a non-political advocacy group
- We endorse or oppose policies, not candidates
- We encourage you to support candidates that represent your interests

## St. Augustine, Florida STR Regulations \*

RS-1 & RS-2 Zoning - may be rented for periods of one week or longer with approved registration. **“Nightly rentals are deemed a motel use and are not allowed in RS-1 and RS-2 zoning.”**

HP-1 Zoning - may be rented on a monthly or greater period of time with approved registration.

All other Zoning Districts: may be rented on a nightly basis with approved registration.

RS-1 = Single Family Zoning -1

RS-2 = Single Family Zoning - 2

- \* 1. Individual condominiums or Home Owner's Associations may have STR regulations that are more restrictive.  
2. Any errors in interpreting a city's regulations were inadvertent, we apologize for any mistakes.

## Our e-Newsletter is Now Available

- Get more STR information sooner
- Our paper publication will be phased out soon
- Please forward this e-Newsletter to a Neighbor
- Sign up - Directly Below

## Savannah, Georgia - STR Regulations \*

The City of Savannah defines a short-term vacation rental (STVR) as the rental of an **entire dwelling unit** (an apartment or house) for 30 days or less.

STVRs are permitted within the short-term vacation rental overlay district, which includes the Downtown, Victorian and Streetcar local historic districts. Outside of this overlay, they are only permitted in certain Business and Agriculture zoning classifications (B-C, B-N, B-L and A-1).

**Within the Downtown and Victorian districts, new STVRs in residential areas are subject to a cap of 20% of residential parcels within each ward**, which is a historic division of the city roughly corresponding to a square with its surrounding blocks. **Owner-occupied parcels are exempt from this cap.**

## Vancouver, Canada STR Regulations \*

### A short-term rental can:

- Be an entire home, or a room within that home, that is rented for less than 30 consecutive days at a time
- **Only be operated from your principal residence – the home where you live, as an owner or tenant, and used for bills, identification, taxes, and insurance.**
- Be a laneway or secondary suite **ONLY if the operator lives there and it is their principal residence (not permitted if the operator lives in the primary dwelling unit on the property)**
- **Be licensed ONLY to the person who resides in the property**
- Be managed and marketed by a property management company with a valid property management business licence

### What is not allowed for short-term rental

- Operating, listing, or advertising a short-term rental without displaying a valid business licence
- **Operating a short-term rental in a home that is not your principal residence**
- Operating in an unauthorized or illegal dwelling unit
- Causing negative community impact through noise, garbage and parking
- Using the same licence for multiple properties
- Using accessory buildings, like garages or studios for a short term rental

# Editorial

There is a bill in the current SC legislative session to punish local cities and counties if they limit STRs in their jurisdictions. Let's hope HR 4547 does not get out of committee and becomes one of the many bills that does not become law this session, but you can expect that it will not be the last attempt to force cities and counties to allow STRs in every neighborhood in South Carolina.

Similar bills are being introduced all over the country to circumvent local STR regulations.

HR 4547 A Bill

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTION 6-1-190 SO AS TO PROVIDE THAT A GOVERNING BODY OF A MUNICIPALITY, COUNTY, OR OTHER POLITICAL SUBDIVISION OF THE STATE MAY NOT ENACT OR ENFORCE AN ORDINANCE, RESOLUTION, OR REGULATION THAT PROHIBITS THE RENTAL OF A RESIDENTIAL DWELLING TO A SHORT-TERM GUEST; TO PROVIDE PENALTIES; AND TO DEFINE RELEVANT TERMS.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Article 1, Chapter 1, Title 6 of the 1976 Code is amended by adding:

"Section 6-1-190. (A) **Notwithstanding another provision of law, a governing body of a municipality, county, or other political subdivision of the State may not enact or enforce an ordinance, resolution, or regulation that prohibits the rental of a residential dwelling to a short-term guest.**

(B) A municipality, county, or other political subdivision of the State that enacts or enforces an ordinance, resolution, or regulation that violates the provisions of subsection (A) may not:

(1) assess or collect the six percent property assessment ratio for qualifying real property pursuant to Section 12-43-220(e); and

(2)(a) receive any distributions from the Local Government Fund pursuant to Chapter 27, Title 6; and

(b) the Office of the State Treasurer shall withhold the municipality's, county's, or political subdivision's State Aid to Subdivisions Act distribution until the ordinance, resolution, or regulation in violation of subsection (A) is repealed.

(C) **This section supersedes and preempts any ordinance, resolution, or regulation enacted by a municipality, county, or other political subdivision of the State that purports to prohibit the rental of a residential dwelling to a short-term guest.**

(D) For purposes of this section:

(1) 'Residential dwelling' means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one or more persons to the exclusion of all others.

(2) 'Short-term rental' means a residential dwelling that is offered for rent for a fee and for fewer than twenty-nine consecutive days.

(3) 'Short-term guest' means a person who rents a short-term rental."

SECTION 3. This act takes effect upon approval by the Governor.