

Mayor Goodwin's STR Recommendations*

Released to Public on April 26, 2022

(All quoted material has been taken directly from the Mayors recommendations.)

Recommendation 1: “Limit future growth of (all) short term rentals in the entire city.”

(This would include every type of STR, meaning both 6% - Non-owner occupied STRs and 4% - Owner occupied STRs would be included as part of a proposed rental cap. Every STR in the city will be included.) “This is not a zoning issue it is a business license issue.” Today's quote from Mayor Goodwin.

Recommendation 2: All existing licenses on the date the ordinance (passes) will be allowed to remain and be renewed until transfer of ownership. (All current STR license holders may renew their licenses each year until they sell.)

Caveats:

- A. Licenses are lost when property is sold. New owner must reapply. If the cap has already been reached, new owner must get on a waitlist.
- B. Current licenses will not be lost if property is transferred to “children, parents or grandparents).
- C. “All future licenses shall be terminated under the cap system. No special privilege for future licensing shall be created.”

Recommendation # 3: (The license cap system would include the entire city, including all multi family complexes and condominium developments anywhere in the City of Folly Beach.)

Recommendation # 4: “ The target total number of licenses be limited to 900. This number represents approximately 37% of the housing stock. (As the number of dwelling units increases, the available number of licenses will also increase to equal 37% of the housing stock.)

(Once all available licenses have been issued all other license applicants will be on a waitlist and new licenses will be issued first, when available, to the longest waitlisted applicant.)

Recommendation #5: “The Mayor proposes a fee of \$1,000 annually for 4% (STR) properties and \$2,000 annually for 6% (STR) properties. This is a separate fee from the business license cost.” (There are a few caveats.)

Recommendation #6: The Mayor recommends increasing the fines and immediacy of fines when there is a rental strike.” “Make all rental violations subject to \$500 civil tickets. Each conviction shall constitute a strike. After three strikes in a rolling 12 month period, the City will initiate revocation of a license.

Recommendation #7: “The Mayor recommends that all applicants for a rental license renewal include proof of paid up status for accommodations tax accounts.”

Recommendation #8: “The Mayor recommends that the City Require clearly marked parking spaces on site for rental properties upon issuance or renewal of license.”

Recommendations #9: “Require properties to be managed by someone with a SC property manager in charge or realtor license. Require property agents to be able to respond within 30 minutes.”

Recommendation #10. “The Mayor recommends that the City utilize a notification (method that's) more flexible and quicker than certified letters via mail.” (For instance: email or texting)

Recommendation #11: “The Mayor recommends that the City makes the noise ordinance easier to enforce.” A. “ installation and maintenance noise monitoring software in rentals at owners' expense with at least one noise violation.” B. “Change a noise violation from criminal to civil violations”
“ ... which would allow enforcement by code officers versus law officers.”

Recommendation # 12: “The Mayor recommends adding the requirement that a building have a Certificate of Occupancy, or is a habitable dwelling before a STR business license is issued. No licenses shall be issued for properties under construction.”

Recommendation #13: “The Mayor recommends adding the requirement that an annual third party inspection be completed for STRs to verify the property meets the 2018 Property Maintenance Code. All first time licenses will only be issued after a documented inspection.”

“The inspection will verify smoke alarms, carbon monoxide monitors, fire extinguishers, the # of bedrooms, the # of parking spaces, certain structural elements, the provision of trash receptacles, the posting of address and house numbers, and posting of rules and regulations, and, if present that sprinklers are operational.” (Hopefully a fire evacuation plan and the requirement for egress emergency ladders will be added to this list.)

Recommendations # 14: “The STR Committee recommends adding the requirement of a septic tank capacity documentation must be provided as part of the STR permit application.”

Recommendation # 15: "The Mayor recommends developing a robust communications plan addressing all stakeholder to provide information on short term rentals.” “This could include a dedicated page on the website with a feedback form, a robust communication plan addressing all stake holders to educate them on exiting ordinances via the Sandspur and Folly Current.....”

- The information above is a distillation of the 7 pages of STR recommends and comments presented to the city council and members of the public on April 26, 2022 at 11am in council chambers. (A complete copy of the recommendations should be posted on the city's website soon.)