



CITY OF ALEXANDRIA  
Planning & Zoning

# Short-term Rental (STR) Proposed Regulations

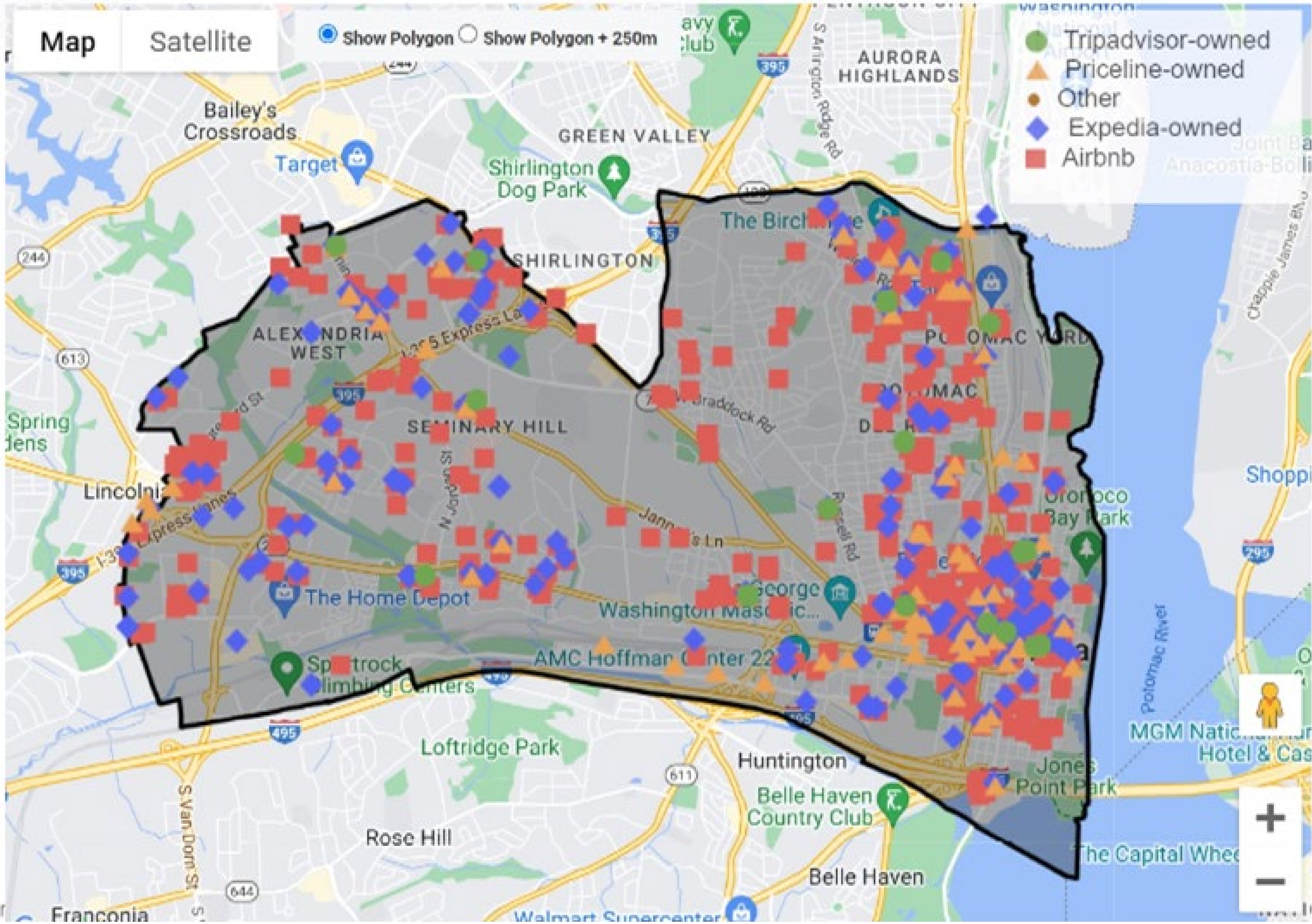




# By the numbers

- ▶ Around 725 short-term rentals (as of April 2024)
- ▶ 460 registered units and 265 probable unregistered units
- ▶ 0.88% of total housing stock
- ▶ Online tracking system uses big data/AI technology to monitor 60+ STR/hotel booking platforms. Data is verified by humans.



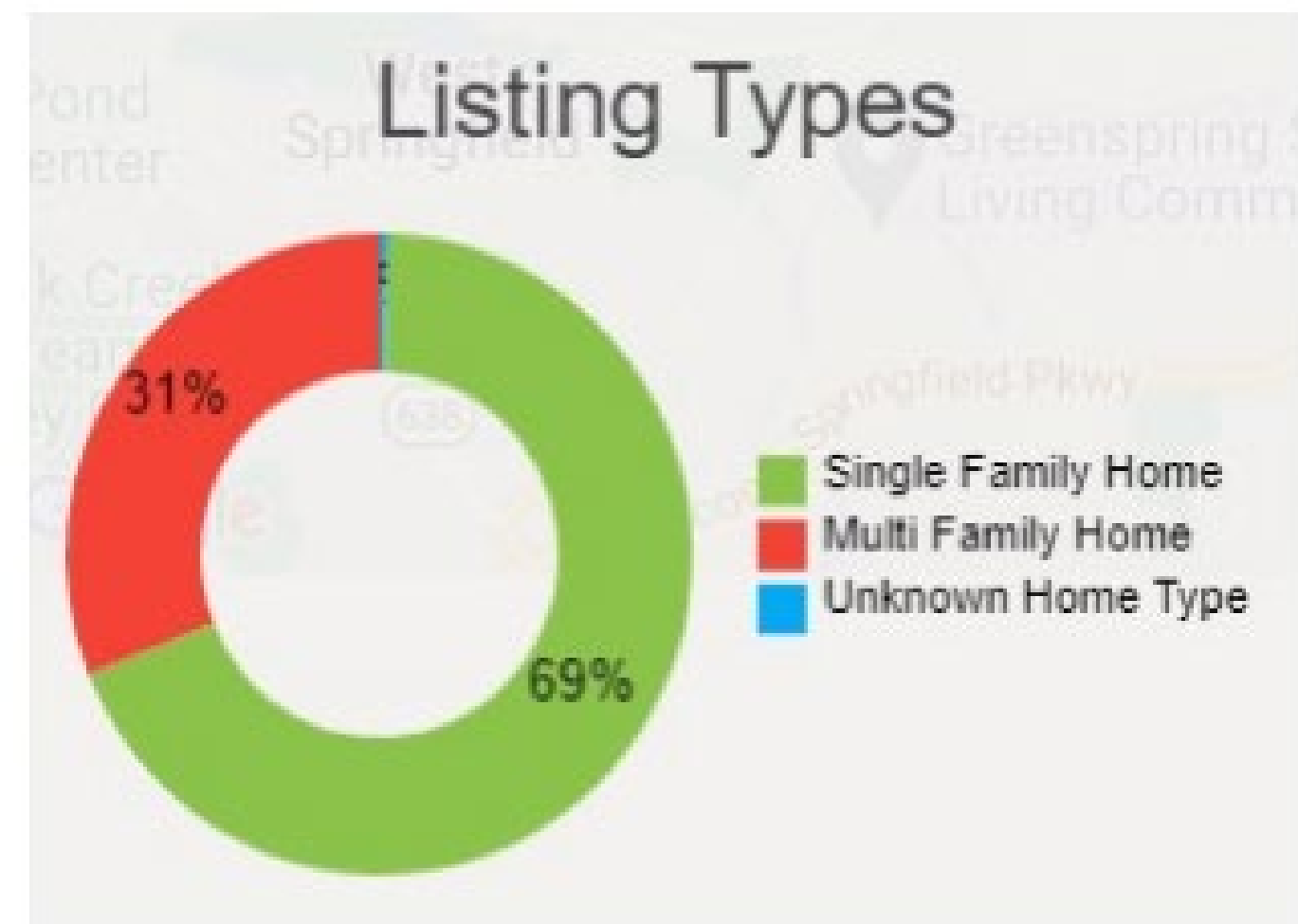
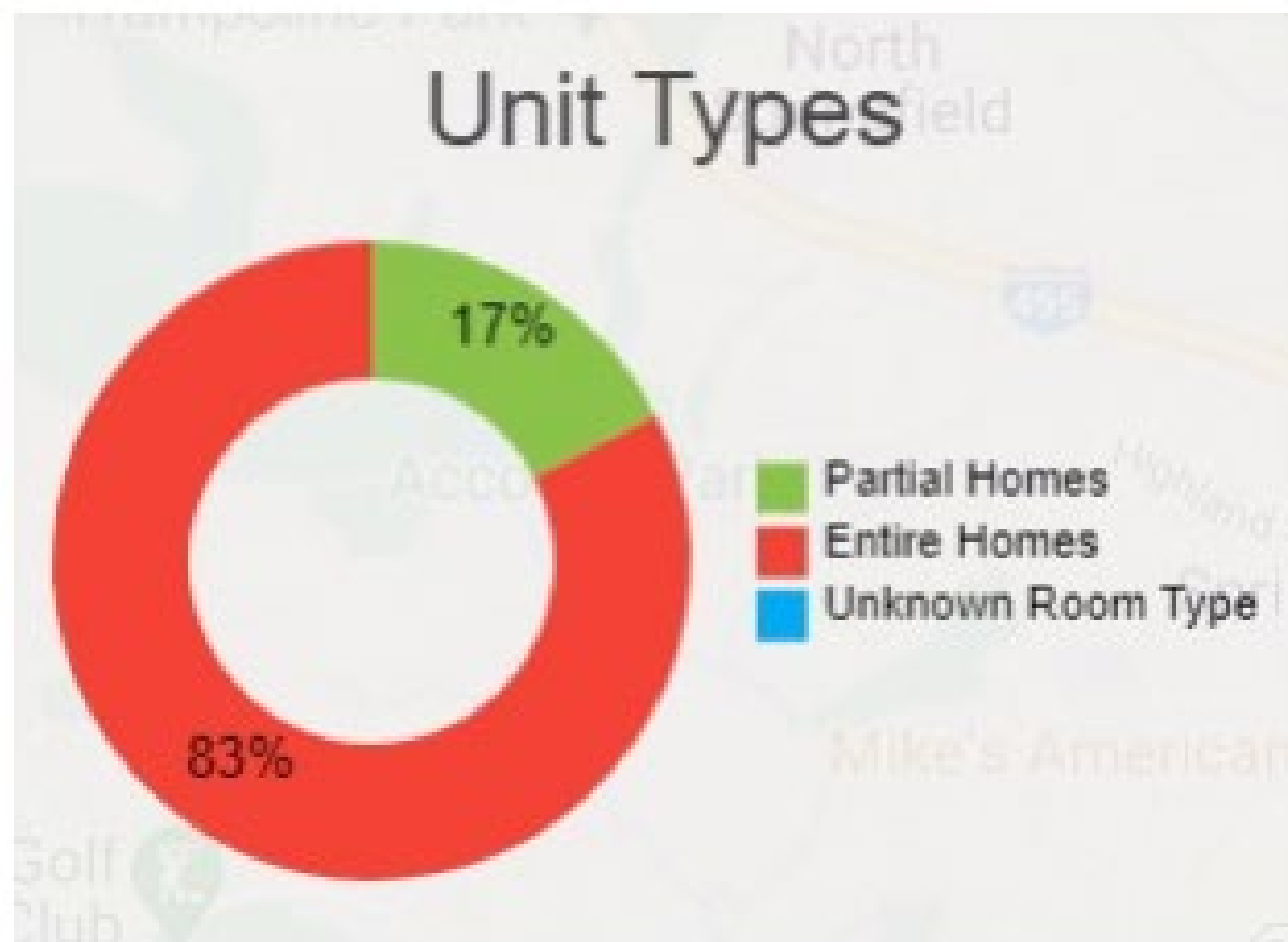






# Guests and Operators

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



# Benefits

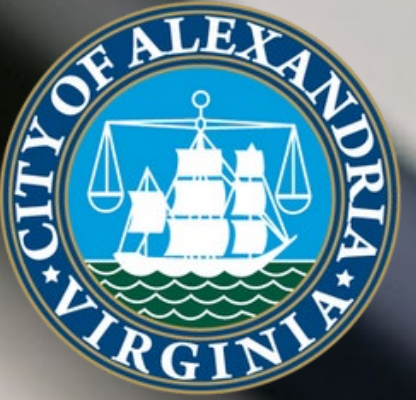


▶ Tax revenue generated by Alexandria short-term rentals

<b>Fiscal Year</b>	<b>Short-Term Rental, Local TOT</b>	<b>Estimated Local Sales Tax, 1%</b>	<b>Approximate Total Local Short-Term Revenue</b>	<b>Approximate State TOT, 3%</b>	<b>Estimated State Sales Tax, 5%</b>	<b>Approximate Total State Short-Term Revenue</b>
FY22	\$1,229,976	\$168,412	\$1,398,388	\$505,236	\$842,060	\$1,347,297
FY23	\$3,112,796	\$426,214	\$3,539,010	\$1,278,641	\$2,131,068	\$3,409,709
FY24 YTD (March)	\$2,265,022	\$310,134	\$2,575,156	\$930,401	\$1,550,669	\$2,481,070

▶ Guests spending is local businesses

# 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

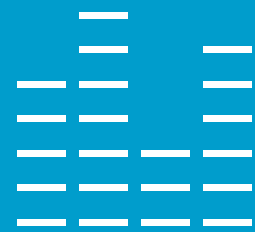


- Maximum of four cars on each property
- Prohibit guest automobiles from blocking driveways, sidewalks, mailboxes, alleyways
- Require parking plan if parking is not available on the property





# 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



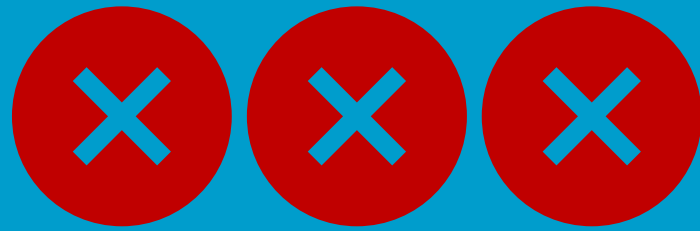
- Operator/local agent must be available by phone 24/7
- 1-hour to resolve complaints
- Failure to resolve complaint within 1-hour results in a violation unless the operator/local agent demonstrates they attempted to resolve the problem in-person



- 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



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# Questions, Comments, Suggestions? Visit:

[alexandriava.gov/zoning/short-term-residential-rentals-study](http://alexandriava.gov/zoning/short-term-residential-rentals-study)

