

CITY OF ALEXANDRIA

PROPOSED SHORT-TERM RESIDENTIAL RENTAL ORDINANCE

AT-A-GLANCE



Proposed as of 1/17/2025

The following proposed regulations are subject to change prior to release of ZTA#2024-00011 Staff Report and Text Amendment Language on Jan. 24, 2025.

PROPOSED REGULATIONS

Apply to any property in any zoning district with an active STR lease agreement

- **Maximum Occupancy:** No more than two occupants per bedroom plus two additional occupants at all times - 24 hours per day, 7 days per week. No STR shall have an occupancy exceeding 10 people. Maximum occupancies are as follows:
 - Studio/1 bedroom: maximum of 4 occupants at any time
 - 2 bedrooms: maximum of 6 occupants at any time
 - 3 bedrooms: maximum 8 occupants at any time
 - 4 or more bedrooms: maximum of 10 occupants at any time
- **Parties and Events:** Prohibition on parties, events, and gatherings exceeding the maximum occupancy.
- **Required Parking:** Located onsite or within 500 ft. of STR through a signed parking agreement. A STR with no parking or one parking space on site, including those in RPP districts, may count up to two on-street parking spaces toward required parking.
 - Outside the Enhanced Transit Area: 0.75 parking spaces per bedroom
 - Within the Enhanced Transit Area: 0.25 space per bedroom*(Fractional numbers of one-half (0.5) or more are rounded up to the next whole number.)*
- **Noise:** Must comply with City Code Title 11, Chapter 5 – Noise Control.
- **Trash:** Must comply with City Code Title 5, Chapter 1 – Solid Waste Control.
- **Accessory Dwelling Units (ADUs):** Principal dwelling and ADU on the same lot shall not be listed or rented at the same time.
- **Good Neighbor Guide:** Provided to guests prior to arrival and posted in STR. Outlines rules and expectations including maximum occupancy, no parties/events exceeding the maximum occupancy, notice of 11 pm to 7 am quiet hours and request to keep indoor/outdoor noise to a minimum at all times, proper trash and pet waste disposal, parking locations and expectations, and local transit information.

PROPOSED PERMIT REQUIREMENTS

Apply to STRs operating more than 10 days per year

- Nature of STR: owner occupied or owner unoccupied.
- Provide proof of the legal interest/ownership.
- Provide 24/7 contact information for the operator and/or the designated registered local agent (property manager).
- Specify the total number of legally defined bedrooms.
- Indicate the proposed maximum occupancy.
- Submit photos and signed certification that fire safety equipment has been installed.
- Submit photos and signed certification that a "Good Neighbor Guide" has been posted.
- Submit map and signed parking agreements (for off-site parking within 500 ft.) identifying parking locations.
- Send written notice to all abutting properties via registered or certified mail including: 24/7 contact information for operator or registered local agent, permit number and expiration date, maximum occupancy, and methods to submit a City Code or Zoning Ordinance violation complaint to the City of Alexandria.
- Operator will be prohibited from applying for a permit for one year after two citations have been issued for non-compliance.

COMPLAINT RESOLUTION

- Operators or local registered agents must be available by telephone 24/7 to respond to complaints.
- Operators will have one hour to resolve violations related to maximum occupancy, parties/events, or the noise ordinance.
- Citations for failure to act may be issued if resolution has not been achieved within one hour of notification by city staff.
- All other city code and zoning violations will be expected to be addressed within standard timeframes.

PERMIT REVOCATION OR DENIAL

- Applications may be denied if information is missing or misleading.
- 3+ violations of the same section of city code/ordinances within the permit year will result in revocation of STR permit.
- 5+ violations of separate sections of city code/ordinances within the permit year will result in revocation of STR permit.
- Immediate revocation may take place when violations pose a significant risk to the health and safety of occupants or neighboring residents.
- Revocation or denial of STR permits may be appealed to the Board of Zoning Appeals or Circuit Court.

For more information: www.alexandriava.gov/zoning/short-term-residential-rentals-study

Full staff report/text amendment language available for viewing January 24, 2025 on the
"City Dockets & Webcasts" portion of AlexandriaVA.gov