

Proposed Amendments to Rental Housing Regulations

Amendment 1

Nighttime Occupancy Limitation. No visitors in excess of the maximum permitted occupancy of the short-term rental unit shall be permitted on the property between the hours of 9:00 p.m. and 7:00 a.m. The property owner and/or designated agent in charge shall be responsible for ensuring compliance with this requirement.

Visitor. A person who is present at a short-term rental unit at the invitation of a registered guest, but who does not stay overnight at the short-term rental unit.

Amendment 2

Noise Monitoring Device. Each short-term rental unit shall be equipped with a noise monitoring device capable of providing real-time notification to the property owner and/or designated agent in charge, as applicable, when sound levels exceed eighty (80) decibels. The property owner and/or designated agent in charge shall maintain the device in good working order at all times while the short-term rental unit is in operation.

Amendment 3

Primary Residence Restriction. A short-term rental unit shall not be rented to any person whose primary residence is located within fifty (50) miles of the short-term rental unit. The property owner and/or designated agent in charge shall be responsible for verifying the primary residence of the person making the booking or reservation prior to occupancy. Documentation demonstrating compliance with this subsection shall be provided to the City upon request.

Amendment 4

Exception to Zoning Restrictions. A property owner shall be permitted to proceed with the short-term rental licensing and permitting process notwithstanding the zoning district restrictions otherwise applicable to short-term rental units, if the property owner can demonstrate that:

(a) the property owner closed on the property on or after July 6, 2025, and on or before January 6, 2026; and

(b) the property remained unoccupied from the date of closing until public notice was provided for the June 2, 2026, meeting; and

(c) the property owner can demonstrate that, at the time of closing, the property owner's intended use of the property was as a short-term rental.

All other licensing, permitting, and operational requirements applicable to short-term rental units shall apply.

Amendment 5

Owner-Occupied Property Exception. City Council will consider an amendment that would allow qualifying owner-occupied properties to operate as a short-term rental unit regardless of the zoning district in which the property is located. Owner-occupied short-term rental units would remain subject to all other applicable licensing, permitting, and operational requirements. This proposed exception would be implemented through a related amendment to the City's zoning ordinance and adding the following definition to the Rental Housing Regulations ordinance:

Owner-occupied. A dwelling unit that is lawfully classified as owner-occupied by Lexington County and is receiving the four percent (4%) special assessment ratio.