

City of Isle of Palms, SC

Summary of Recommendations from the Planning Commission

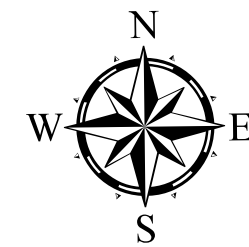
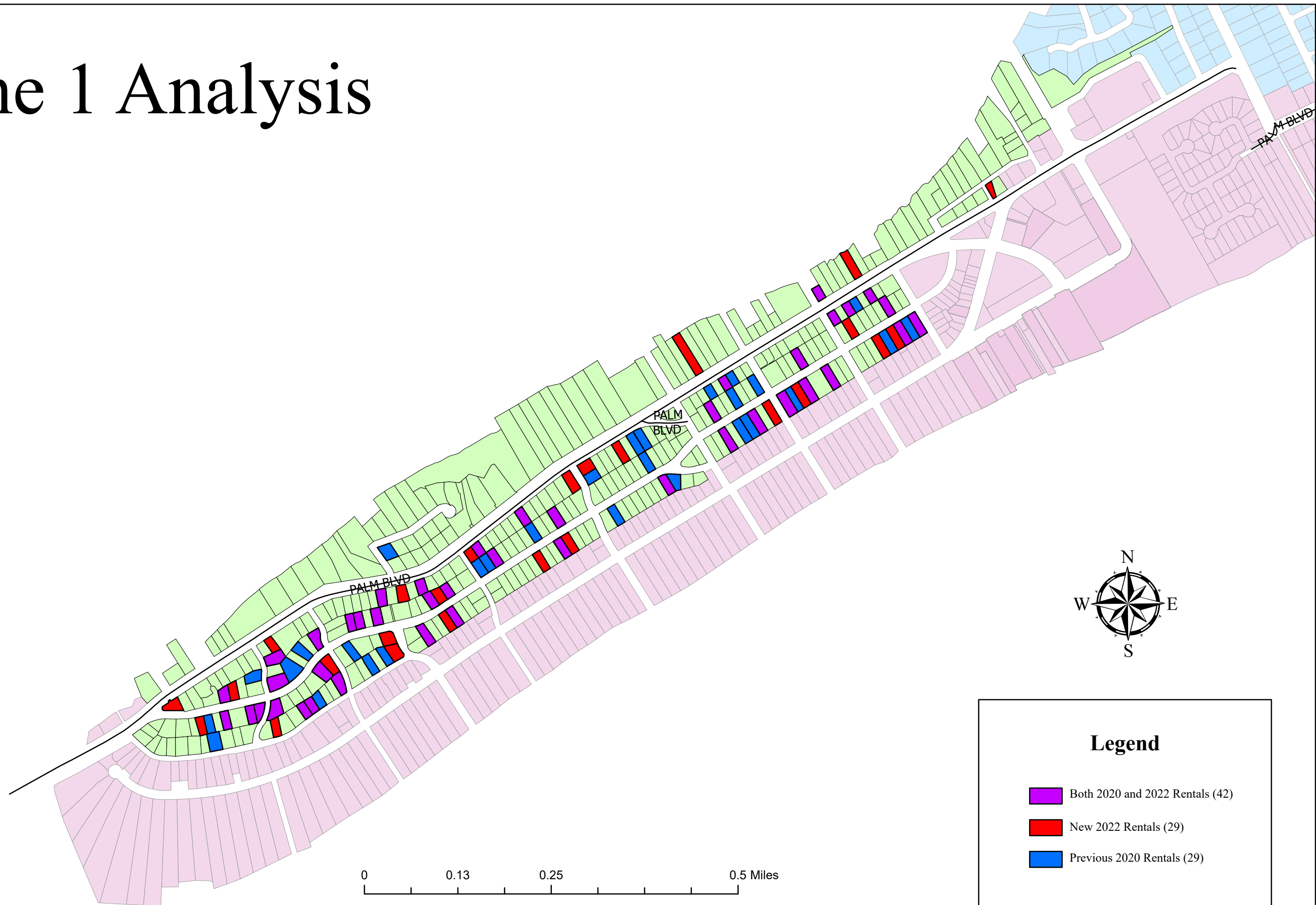
Short Term Rental Regulations

The Planning Commission developed the following set of recommendations to City Council with the goal of regulating the increase of short-term rentals in areas of the island that have historically had low numbers of rentals, address the migration of short-term rentals to areas that have historically had low number of rentals and mitigate impacts to livability of full-time residents.

The Planning Commission presented these recommendations to City Council at a special joint meeting held on Tuesday, June 21, 2022.

- Establish a cap of rental licenses for each of the proposed three (3) zones at 10% higher than the total number of 2020 licenses. Map of the three (3) zones attached.
- When a zone meets its cap, a waiting list would be established and licenses would be issued on a one-out, one-in basis
- Areas with more than 25% of the properties already in the short-term rental market would be exempt from the cap. The areas that would not have a cap on short-term rentals include Ocean Boulevard, Palm Boulevard between 21st and 41st Avenue, ocean side of Palm Boulevard between 41st and 57th Avenues, Palmetto Boulevard, all commercial properties, and all multifamily properties (condominiums).
- Property owners that have a short-term rental license would not lose their short-term rental license
- Properties that secure a short-term rental license, but are not actively advertised and/or rented, would not be allowed to renew
- Short-term rental licenses would be transferable when properties are sold
- When a rental property converts to non-rental for one year or more, the occupancy limit reverts to 12 in uncapped areas and 8 in capped areas
- Limit occupancy of newly constructed or licensed homes in capped areas to 8
- Review the short-term rental regulations annually- particularly trends in un-capped areas

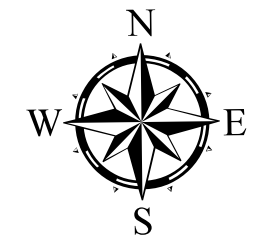
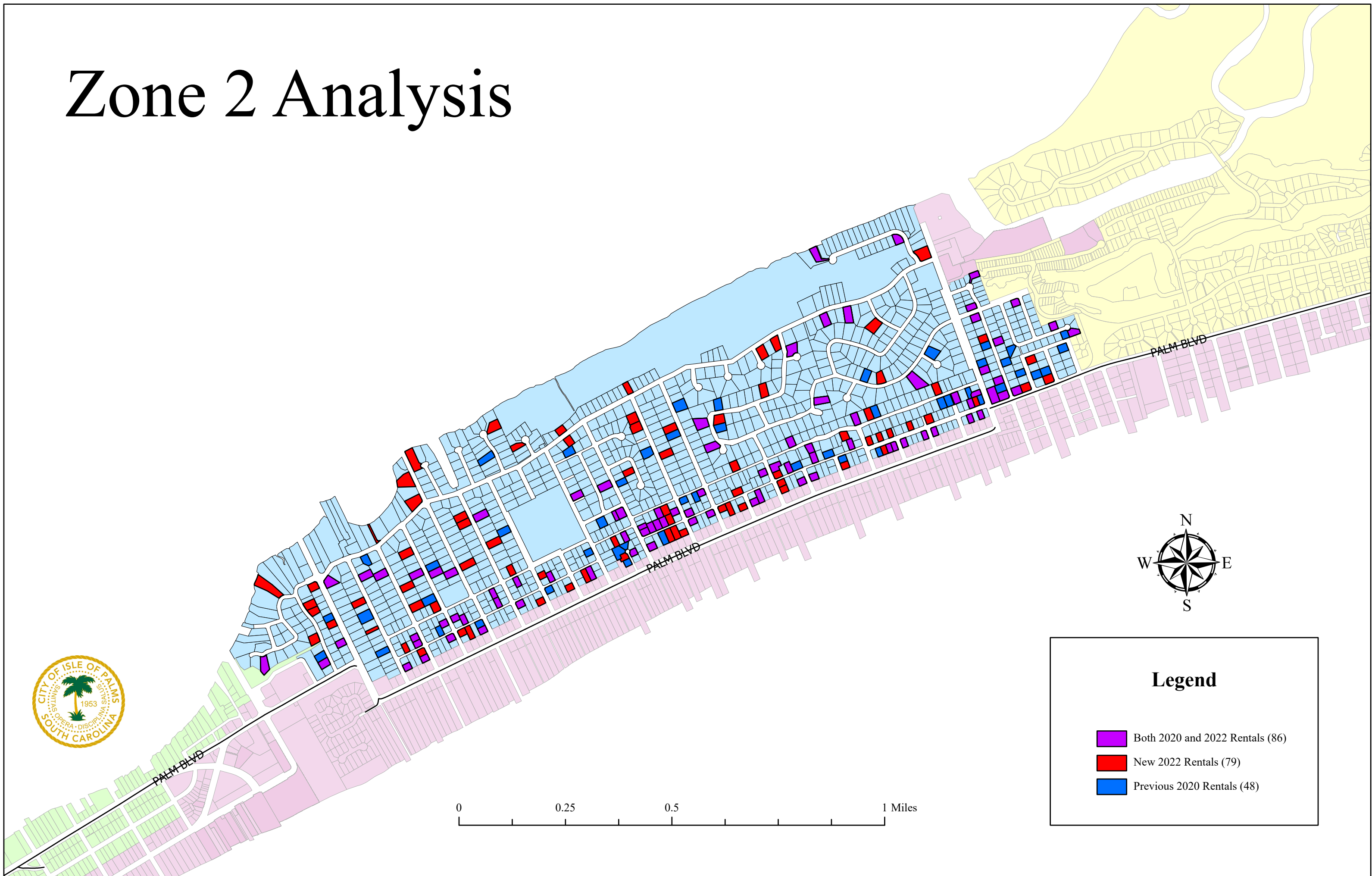
Zone 1 Analysis






Legend

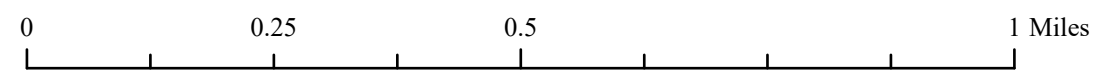
- Both 2020 and 2022 Rentals (42)
- New 2022 Rentals (29)
- Previous 2020 Rentals (29)

Zone 2 Analysis

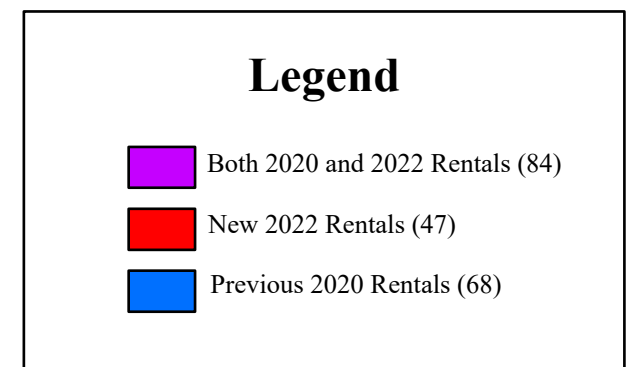
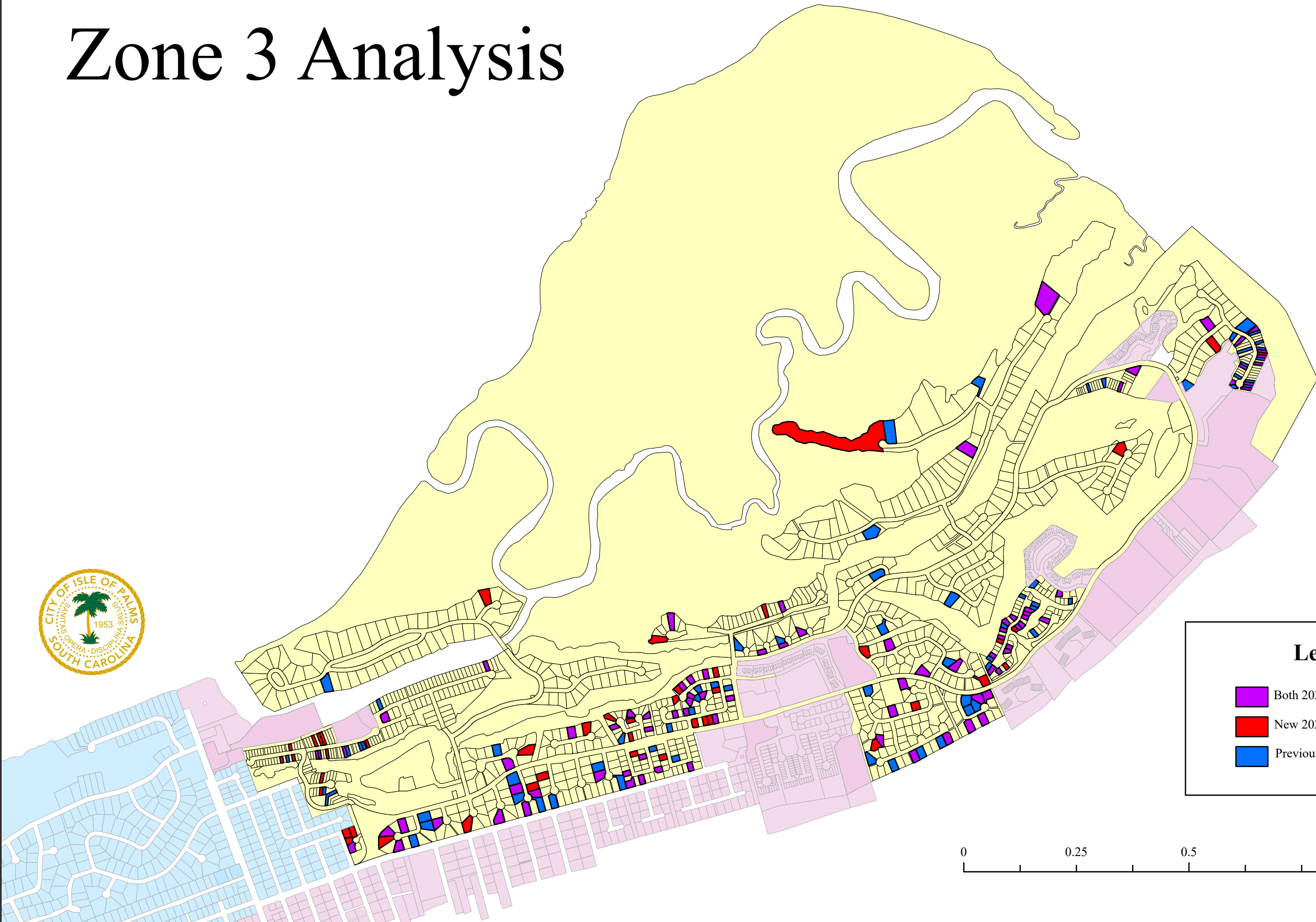
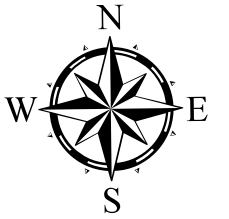


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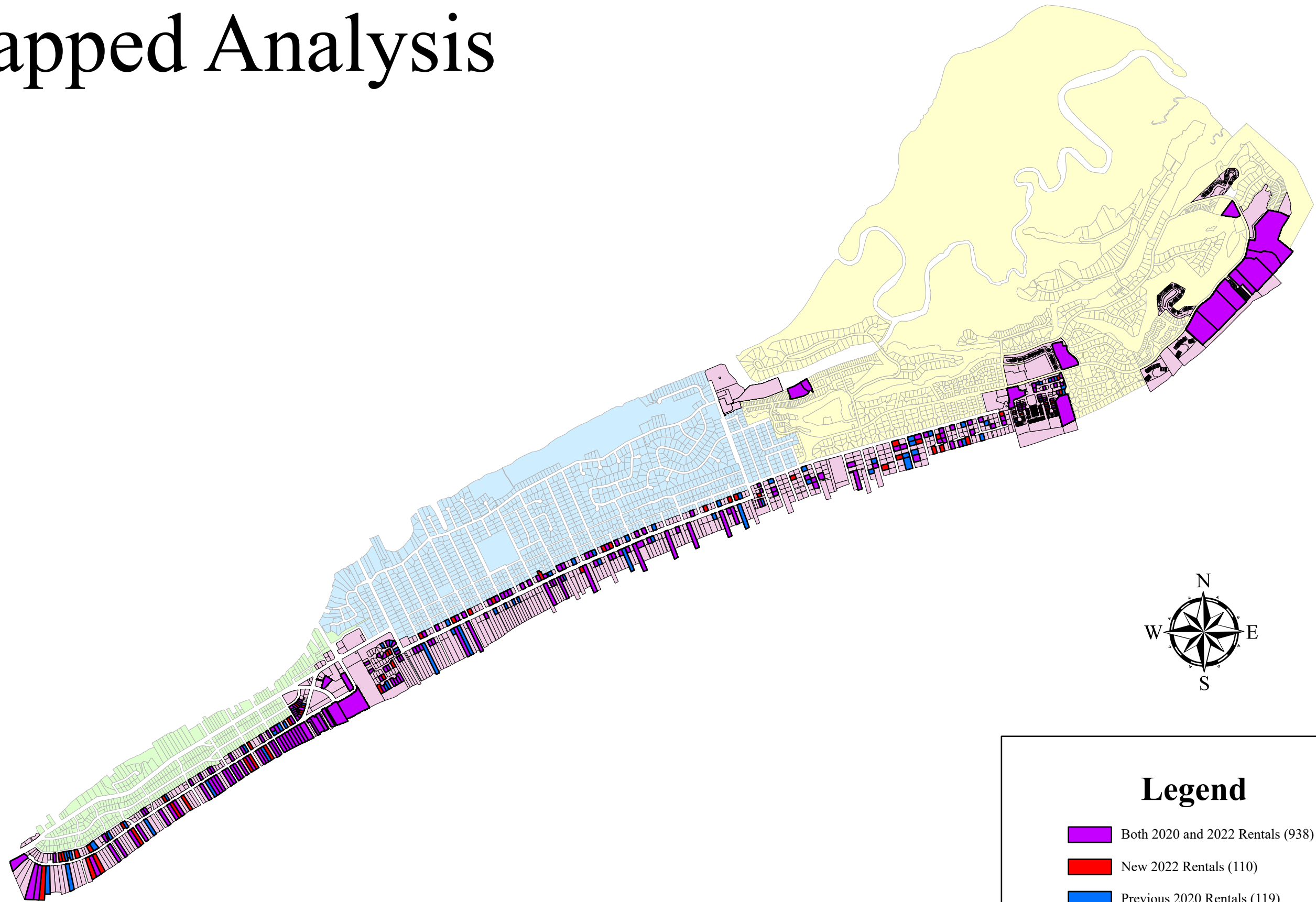
-  Both 2020 and 2022 Rentals (86)
-  New 2022 Rentals (79)
-  Previous 2020 Rentals (48)






Zone 3 Analysis



Uncapped Analysis



Legend

-  Both 2020 and 2022 Rentals (938)
-  New 2022 Rentals (110)
-  Previous 2020 Rentals (119)

Full Analysis

	Total STR Licenses 2020	Total STR Licenses 2022	Homes that had STR License in Both 2020 and 2022	Homes that had STR License in 2020, but fell off in 2022	New STR licenses in 2022
Zone 1	71	71	42	29	29
Zone 2	134	165	86	48	79
Zone 3	152	131	84	68	47
Uncapped	1057	1048	938	119	110
Total	1414	1415	1150	264	265