SHORT-TERM RENTALS

Provide additional income to homeowners • Generate patrons for local businesses • Support tourism industry • May provide tax revenue

Planning Considerations

What to allow
• Review comprehensive plan land use policy and purpose statements for zoning districts
• Clearly distinguish from other lodging accommodations
• Decide the rental type to allow: full house, accessory dwellings, and/or private room
• Decide if dwelling unit needs to be owner occupied
• Decide if use is commercial or residential
• Decide if a people limit per site and/or signage restrictions are necessary

Where to allow
• Designate zoning district(s) or defined areas and determine whether permitted by-right, special exception, conditional use, or by special permit
• May be regulated by zoning ordinance, stand alone ordinance, or a combination

Municipal support
• Clarify registration, licensing, and enforcement process
• Monitor year-round rental home supply to ensure minimum reduction in affordably-priced homes

Quick Facts

250+
Number of Airbnb rentals in Chester County

$4,700
Average annual income of Philadelphia Airbnb hosts

$96,000
Revenue from business license and registration fee established by a California community

$270,000
Based on a study, potential additional annual revenue from Madison, Wisconsin’s hotel room tax