



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