THE TOWN OF SAXIS ORDINANCE TO REGULATE HOMESTAYS AND SHORT TERM RENTALS

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SAXIS, VIRGINIA, this 1st day of July, 2024, as follows:

That the Governing body of any County, City, or Town may by Ordinance provide for the regulation of zoning within its Town limits.

1. That Homestay/ STR (short term rental). For this subsection, the term *"HOMESTAY"* means a home occupation in which an individual owns a dwelling and provides lodging in all or any potion thereof for temporary periods of times not to exceed three (3) weeks. Other terms used for this type of business include "short-term rental," as defined by Code of Virginia § 15.2-983, and "STR." Examples of these include but are not limited to Air B&B, VRBO, or any other online or private travel agent or agency.

Definition: Owner: the individual, jointly with spouse, or jointly held, whether full or partial owner, or the holder of an interest in the entity that owns any property or portion thereof.

a.) Every short term rental must obtain a STR special use permit annually from the Town.

b.) Properties will allow no more than two guests per bedroom, Nuclear families with children under the age of 18 are not limited to the number of guests allowed.

c.) The STR shall comply with all applicable town, county, state and federal statutes, regulations, and ordinances. Real estate and personal property taxes must be up to date or applicants STR special permit will be suspended.

d.) The town reserves the right to inspect the property based on complaints to verify that the STR is being operated in accordance with the regulations set forth within this section.

e.) The STR special use permit may be revoked by the Town Council for failure to comply with any of the terms and conditions set forth herein.

f.) A non-resident (full time residents must live in Town 185 days annually) property owner may not operate more than <u>one</u> STR, or any portion thereof, within the town limits. Permit applicants must disclose the identity of all ownership interests in the proposed STR property.

g.) A total of 10 STR's will be allowed within town limits. This number may be increased/decreased as needed by the Town Council.

h.) Accessory structures shall not be used or occupied as short-term rentals.

i.) The property owner must provide local contact information for a responsible party who will be available 24 hours a day, seven days a week to respond to, and resolve issues and complaints that arise during a period in which the dwelling is being used as a STR. This contact information will be made available to all adjoining property owners and will be posted in the STR Property.

j.) If any STR is Idle for 12 consecutive months the STR special use permit is automatically rescinded, and the owner must reapply using the process in place at the time of reapplication.

k.) The STR special use permit will be revoked if three or more substantiated complaints are received by the town within a year, or failure to maintain compliance with any of the regulations set forth herein.

l.) STR special use permits are not transferable with the sale of the property, (but can be transferred if property is inherited or set in a trust)

m.) No commercial events or gatherings will be permitted at STR properties.

n.) All adjoining property owners must be notified 90 days prior to a pending STR special use permit before it can be issued by the town. This will give adjoining property owner's time to voice any grievances to the town before the town issues a new STR special use permit.

2. All Ordinances or part of Ordinances, that are in conflict with the provisions of this Ordinance are not intended to prevent other Ordinances of the Town of Saxis hereby repealed.

3. The effective date of this Ordinance shall be July 1, 2024.

4. It is hereby declared that an emergency exists, and that this Ordinance shall

be effective immediately.

_____
Vice-Mayor

Attest:

_____
Clerk

All Votes Follow:

Darrell Marshall
_____

Wayne McCoy
_____

Bryan Shears
_____

Denise Chance
_____

_____

_____