

Charlestowne Neighborhood Association Short-term Rental Survey Results - August 2017		
	Responses	%
Total Responses	276	
Charlestowne Neighborhood Responses (All included in results below)	268	100.0%
Charlestowne Neighborhood Association Member Responses	247	
Would your preferred choice be to prohibit STRs in Charlestowne?		
a. Yes	222	82.8%
b. No	46	17.2%
Which best represents your understanding of STRs?		
a. I am not familiar with STRs	7	2.6%
b. I am familiar with them but feel I should know more	12	4.5%
c. I'm familiar with them but don't know how they impact neighborhoods	12	4.5%
d. I'm familiar with them but don't know how they are regulated	71	26.5%
e. I'm familiar with them and their impact on neighborhoods	166	61.9%
What effect would allowing short-term rentals have on the Charlestowne neighborhood?		
a. No effect at all	10	3.7%
b. Some negative impact but manageable	40	14.9%
c. Negative impact on quality of life	52	19.4%
d. Make the neighborhood a significantly less desirable place to live	142	53.0%
e. I would consider moving out of the neighborhood	24	9.0%
When you think of Airbnb and similar short-term rental listing sites, which best describes your views?		
a. I have used short-term rentals and like the option	36	13.4%
b. I prefer short-term rental listing sites over hotels and B&Bs	3	1.1%
c. Short-term rental sites offer a positive benefit to home owners	34	12.7%
d. I don't like short-term rentals as they damage residential neighborhoods	189	70.5%
e. I am not familiar with short-term rentals or Airbnb, etc.	6	2.2%

Which of the following short-term rental impacts might concern you? (Select all that apply)		
a. Nuisance from noise, loud music, partying, pet waste, etc.	216	80.6%
b. Parking and traffic	221	82.5%
c. Loss of the sense of a residential neighborhood	208	77.6%
d. Loss of city accommodation tax and licensing revenue	94	35.1%
e. Investors purchasing homes for use as short-term rentals	229	85.4%
f. Risk to residential property values	176	65.7%
g. Risk to resale and marketability	166	61.9%
h. Impact on real estate taxes	84	31.3%
i. Cost of enforcement	129	48.1%
*Additional impact comments		
No concerns		
It will completely destroy our sense of community, I think it could be the end of Charleston as a place to live, residents will leave and it will become a hollow ghost town of tourists just like we heard from residents of Venice Italy when we visited last summer. Short term rentals, even more than cruise ships were the cause of the population there dropping from 150,000 people to under 30,000		
Loss of affordable housing for long-term residents due to investors purchasing homes just to ST rent		
Wording of the Views question above is confusing in that one can be in favor of renting in other locations where short term rentals are legal, but not in favor of having them where they are illegal.		
General Quality of Life in our neighborhoods		
Lack of respect for neighbors and neighborhood		
Trashy renters		
Increase in crime		
Property neglect, dereliction		
Investors will compete with families for home purchase & drive up property values based on investment potential. Result will be neighborhoods with no families.		
If allowed, \$5 goes to 6%		
Lack of laws		
Positive impact is also possible if regulated and controlled appropriately.		
Loss of community		

Reduction of long term rental space		
All of the above		
How would you feel about your neighbor(s) operating a short-term rental in their house?		
a. I would have no objection to this	0	0.0%
b. I wouldn't mind if done only occasionally	11	4.1%
c. OK if limitations reduce impact on myself and others	21	7.8%
d. OK if required to comply with the same or stricter limitations as legal B&Bs	46	17.2%
e. I would not want any such rental	189	70.5%
Which best represents your view of the city's willingness to enforce current or possible new short-term rental laws?		
a. I believe the city will be too lax about enforcing the laws	69	25.7%
b. The city will fail to provide the necessary resources to enforce the law...	84	31.3%
c. Laws will be enforced, but too many owners will continue to rent illegally	74	27.6%
d. City enforcement will deter most violators	30	11.2%
e. City will aggressively enforce the law with stiff penalties	11	4.1%
How do you feel about listing your house on short-term rental websites?		
a. I have listed/would list a house on a short-term rental website	5	1.9%
b. I have considered listing a house, but have never done it	14	5.2%
c. I am not likely to consider listing my house on such a site	59	22.0%
d. I would never list my house on such a site	134	50.0%
e. Listing residential houses on such websites should not be allowed	56	20.9%
If the law were to be changed to allow short-term rentals to Charlestowne residential properties, which represents your view of what should be allowed? (Select all that apply)		
a. Only allow in one or two bedrooms or dwelling units	42	15.7%
b. Only allow in an owner-occupied residence	174	64.9%
c. Should be allowed for an entire house or living unit	17	6.3%
d. Should have a limit on number of guests	145	54.1%

e. Property should have one off street parking space per bedroom required	163	60.8%
f. There should be a maximum of 2 guests per room required	98	36.6%
g. Unattached dwellings such as a carriage house should be allowed to be converted into short-term rental bedrooms	49	18.3%
h. Owners should be allowed to build additional buildings on their property to be used for short-term rental purposes	6	2.2%
i. Short-term rentals should be required to have liability insurance	142	53.0%
k. The city should be required to visually inspect the property to be sure it meets all criteria before a license is granted.	145	54.1%
l. There should be a maximum number of rental nights per year for each short-term rental bedroom.	113	42.2%
m. The city should be required to have an aggressive enforcement plan approved, funded and staffed before new short-term rental regulations begin and licenses granted.	173	64.6%
n. Allow with few or no restrictions	6	2.2%
o. Allow with only the most restrictive conditions	94	35.1%

****Additional restriction comments:**

Disagree with STR's all together.

DO NOT ALLOW

Do not change ordinance to allow

I am 100% AGAINST short term rentals, every friend and neighbor I have discussed this with feels the same way, it will destroy our town!

I prefer to prohibit STRs all together.

Keep the existing ordinance - No allowance for STRs at all

No STRs

Not allowed at all

By "owner-occupied" I do not mean simultaneously with the renters. I have looked into renting entire houses for my own family in other cities, but I would not want the owner staying there with us.

The owner should be in residence

Oppose all rental units

Question two above on the City's willingness to enforce can be taken either as how you would want the City to enforce short term rental regulations or how you think they actually will, very different answers in my opinion.

Short-term rentals should pay a daily-occupancy tax to the city.

Prohibit!

Much has been said about noise, traffic, etc but little has been discussed about the tangible culture change.

Neighbors help neighbors, as we did last year during Matthew. That will not be the case if the neighbor is a STR.

When was the last time anyone washed a rental car? It will be the same with STR properties. No one will care if a hose is left running, if porch furniture has blown onto the sidewalk, etc.

I am against any short term rentals. That is why motels and hotels are available

Neighbor complaints should be tracked by the city and if they exceed a limit established by the city, the license should be revoked

Should not be allowed !!

Do not allow STRs in our neighborhood

Do not start this! Do not allow ever

Cannot see anything positive

I live in a beautiful residential area and I want it to stay that way, Charleston is overcome with hotel rooms, go to a hotel

Outlaw South of Battery Historic District

Which of the following best represents your home in Charlestowne?		
a. Owner occupied, primary residence and voter registration address	217	81.0%
b. Own as a second home and not my primary residence	47	17.5%
c. Rent as my primary residence and voter registration address	3	1.1%
d. Rent as a second or vacation home and not my primary residence	0	0.0%
e. Own as investment property; not used as my primary or personal residence	1	0.4%
Which of the following best describes your use of your Charlestowne property?		
a. Use only as my private residence for my personal use	245	91.4%
b. Use as my residence and rent a portion to guests for 30 day or more	7	2.6%
c. Use as my residence and as a registered B&B	3	1.1%
d. Use as my residence and rent a dependency unit on the property	9	3.4%
e. Own as my residence and rent for 30 days or more when out of town	4	1.5%

Which best describes your time spent in your Charlestowne home?		
a. I live in my home year-round	185	69.0%
b. I live in my home 3 months or less annually	12	4.5%
c. I live in my home 3 to 6 months annually	23	8.6%
d. I live in my home 6 to 9 months annually	45	16.8%
e. I do not reside in the home	3	1.1%
Which of the following best describes the parking available for your Charlestowne property?		
a. No off-street parking	19	7.1%
b. No off-street parking and no place to create off-street parking	15	5.6%
c. Space for one vehicle	62	23.1%
d. Space for two vehicles	138	51.5%
e. Space for one or two vehicles and room to expand	34	12.7%
Of the items listed below, which do you believe should be required by any ordinance allowing short-term rentals? (Select all that apply)		
a. Limit to owner occupied residences	211	78.7%
b. Pay accommodation taxes imposed by the city	208	77.6%
c. Must disclose rental activity to the city	201	75.0%
d. Pay license fee to the city to pay for additional staffing needs	190	70.9%
e. Limit number of rental units and/or guests in a property	213	79.5%
f. Require basic safety inspections by local authorities	185	69.0%
g. Prohibit advertising by signs on the properties	233	86.9%
h. Must provide off street parking and require guests to use it	200	59.3%
i. Require owner to be present when property is being rented	160	59.7%

*****Additional Comments:**

No short term rentals in residential areas south of Broad

I feel that with all the new hotels and more tourist and the lack of parking we already have it's ridiculous to allow these rentals.

Descriptions should include City Licensed Inn

Well done!

My biggest concern is the lack of affordable long-term rental housing for people who live and work in Charleston / Charlestowne. Short-term rentals are generally not a problem if the home is owner occupied and are rented only occasionally by the owner to supplement income/expenses of home ownership. My concern is that investors are purchasing homes just to rent them out on a short-term basis and are thus pushing home prices up and excluding long-term renters who work in and need an affordable place to live in the city. The result is empty non-lived in homes filled with revolving numbers of tourists each week. Its a bad thing for the long-term livability of the historic district.

While I have used airbnb while traveling to a large city I do not think this type of rental should be available South of Broad. The fabric of our wonderful neighborhood will be absolutely destroyed by allowing any type of short term rental, period.

I believe that short-term rentals are disastrously destructive of family neighborhoods. The commercialism changes the whole ambience of the neighborhood from family-centered to a community of strangers, eliminating much of the concern any neighbor might show for others - because they simply don't actually know one another.

I live in the Fort Sumter House, a 54 unit condo building. Allowing STRs changes this to a hotel, which is entirely unacceptable to me and I would consider selling. I do not feel this strongly for single family units, which would not have as dramatic an impact.

However, we believe that short-term rentals should be prohibited. If owners do have a rental, they should be in residence and be responsible for any actions of the renters. Certainly, their neighbors should not be responsible for them.

I believe that rentals through organizations such as Historic Charleston B&B is the only appropriate type of organization to provide Historic District rentals due to the screening they do of renters, and the high touch point they have with all renters and the renting family. There are so many other areas within Charleston that are more appropriate for short term rentals...that area is certainly not the Historic District.

I am in opposition to this proposal as I believe it will have a very negative effect on the cohesiveness of our neighborhood. That is the sole reason why I have never rented my home even though the idea has, in the past, been under consideration. I respect my neighbors, and would not want to do anything that may lessen their quality of life on our street. We have had to deal with housing rentals on Tradd Street, and had to put up with untold number of late night parties, disruption and noise and debris on street.. Police have been called on many occasions. Thus is a residential area and must be respected as such. If this proposition were to pass, I would consider moving elsewhere. Thank you.

In every major city in the world, there are STR's. Charlestowne needs to figure out a way to make this work without turning it into an unworkable bureaucracy. There has to be a compromise area where neighbors and renting homeowners have a win/win situation.

I think we need to seriously look at how other cities are managing STR's. I have respectfully rented STR's in the US and in Europe. I realize that there will be a few bad apples that will not respect someone's property. If I were to put an investment property on VRBO I would place an age limit to rent and a maximum number of occupants. I believe that is entirely up to the owner as long as he adheres to the city laws/ordinance.

If accommodation tax applied I think there should be a minimum before it applies. Example: you can rent for up to \$7500 a year before paying tax (so if I rented my house once or twice I don't have to bother with it, but if I'm making it an ongoing income then I would pay a tax.

No STR owner should be entitled to claim the property tax advantage that is for owners of their primary residence. All STRs should be taxed as second/vacation homes.

Please do not allow short-term rentals in this neighborhood !!!!!!!

Short term rentals should not be allowed in downtown Charleston!!

I am against STR. It has been on my street, so I speak from experience. This is a residential neighborhood and not for bachelor parties(yes, true story), graduation parties etc.

rental to friends or relatives allowed, but not a commercial activity

I do not support any form of short-term rentals in residences.

I am sympathetic to someone who owns and lives in a home and wants to rent a bedroom as a short term rental as long as they pay the necessary fees. I want to avoid an outside person or group buying property and renting short term rentals as an investment. They will quickly destroy a neighborhood.

I have concerns about STR, but my larger concerns revolve around the rights of Property Owners SOB. Unfortunately, my experience since moving here six years ago has been that owners rights are often ignored and owners are abused by residents and the neighborhood association who disagree with them. I believe this is a much larger problem than the STR issue. So though I would prefer not to have STR's in the neighborhood, I will support them it as the rights of property owners. I believe if the neighborhood associations did not routinely oppose almost everything that the newer property owners moving into the area try to do to their homes they might find more support for issues.

Can you limit the length of time - ex: weekly rental or monthly vs. daily? We rent at Sullivans in June and have to do a 28+ rental. What about that time restrictions downtown?

Liability insurance, registration with city, administrative remedies to promote easier enforcement, significant penalties for violations

They should not be allowed! Why would your survey not have that as an option!!!

Very bad idea for Peninsula Charleston

As previously stated this is an irrelevant question. I feel very strongly that NO short term rentals be allowed and that the city MUST put SERIOUS significant resources in place to monitor, stop and prosecute anyone who does try to go around the system. The City, in my experience is very very lax in enforcing any kinds of quality of life issues, always the same "we don't have the money/we don't have the resources" as our quality of live continues to deteriorate while the "City" stands by and watches its destruction and no one really cares.

Short term rentals should not be allowed in any way shape or form. This survey is incredibly deceptive and misleading, as there is absolutely no way for STRs to co-exist with residents in our neighborhood without destroying the neighborhood. None of your suggestions, such as "owner occupied," are even remotely enforceable.

I do not want STRs in my neighborhood

Under no circumstances should STR be allowed in historic district

I believe short term rentals are a great thing and that a neighborhood association should not be able to regulate what people can or cannot do with their own property.

We have lived in a historic port town (Annapolis, MD) that transitioned from residential homes to short term rentals. In the span of five years, the neighborhood completely shifted from a vital and thriving community to a tourist attraction with no culture or locals. The result was awful for the neighborhood; we moved on account of that loss and found Charleston and its culture and are very concerned about preserving the community in Charlestowne. I want to raise my kids here with neighbors, not with bachelor party guests next door who are down for the weekend. It's a cliché - but trust me - it's accurate. Please let our community be a bubble of culture.

I do not want to live in a motel environment

I worry for the safety of myself and my children as you never know the clientele. The neighborhood feel is lost when your street turns into a hotel. Traffic, noise and safety are all compromised when this is allowed.