**Short Term Rentals (STR’s*)***

**FAQ SHEET**

1. ***What is a Short Term Rental (STR)?***

Short Term Rental (STR) describes furnished self-contained apartments and homes that are rented for short periods of times (less than 30-days), as opposed to long term rentals in the unfurnished apartment rental market.

1. ***Who would the City’s STR ordinance impact?***

All persons operating a STR within the City of Little Rock.

1. ***Are there types of STR’s in the draft Ordinance?***

Yes, two. STR-1 is referring to a STR that is owner occupied an STR-2 is non-owner occupied.

1. ***How many sleeping rooms would an STR be allowed to have?***

For both STR-1 and STR-2, the total number of sleeping rooms available for rental has been limited to a maximum of five (5).

1. ***Would a Privilege License be required to operate my STR?***

A Privilege License would be required for both an STR-1 (owner occupied) and an STR-2 (non-owner occupied). For both, the Privilege License is required to be renewed every 365 days.

1. ***How do get authorization to operate an STR-1 (owner occupied)?***

You would need to submit an application for a Special Use Permit (SUP), which is reviewed by Staff and put on a Planning Commission docket for action. Upon approval of a SUP by the Planning Commission, you would then need to submit application for Privilege License.

1. ***How to get authorization to operate an STR-2 (non-owner occupied)?***

You would need to submit an application for a Planned Zoning District (PZD) zoning classification. Upon the Board of Directors’ approval of a zoning reclassification to a PZD zoning designation, you could submit application for your Privilege License.

1. ***What is PZD?***

Planned Zoning District (PZD) is intended to accommodate development/s for which a more detailed review than a general reclassification must be conducted. By the use of the PZD approval process, the Planning Commission and Board of Directors will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety and welfare of the city. PZD applications are intended to establish developments that:

* Are compatible with the surrounding area;
* Are harmonious with the character of the neighborhood;
* Do not have a negative effect upon the future development of the area;
* Permit coordination of the planning of the land surrounding the PUD or PD; and
* Create a desirable and stable environment.
1. ***What would the inspection of an STR unit require?***

The inspection is a life safety inspection primarily focused on ingress /egress availability, including operating windows and doors and working fire /carbon monoxide alarms.

1. ***How would I provide proof of insurance?***

You can provide a copy of your insurance rider or a certificate from your insurance company verifying that your current policy covers the property in terms of damage and liability when being operated as a short-term rental.

1. ***What is a Responsible Party?***

 A Responsible Party would be the person that must be available twenty-four (24) hours per day, seven (7) days per week, for the purpose of responding within sixty (60) minutes to complaints regarding the condition of the short-term rental or the conduct of the Occupant of the short-term rental and/or their guests.