



Short-Term Rental Ordinance FAQs

1. Q: Where are short-term rentals prohibited on Tybee Island?

A: There are no areas where rentals are prohibited. However, no new short-term rentals will be allowed in residential zoning districts R-1, R-1-B and R-2.

2. Q: What if I currently have a short-term rental in zones R-1, R-1-B or R-2?

A: Existing and ongoing properly permitted short-term rentals already operating in these zones will not be a use as of right. They will now be considered a nonconforming use.

3. Q: Can I continue to rent my property in R-1, R-1-B and R-2 as a non-conforming use?

A: Yes, you will be allowed to continue renting.

4. Q: What is the 60-Day Rule?

Non-conforming properties may continue to rent as long as the location is operated in compliance with applicable ordinances and is rented for at least 60 days in the preceding 12-month period. This provision is effective as of May 1, 2023. See #6 for further information.

5. Q: When should I start counting my 60 days?

A: This requirement is effective May 1, 2023, therefore you will need to show 60 days of short-term rental activity upon a January 2024 renewal. A new owner must demonstrate the prior property owner's rental history.



6. Q: What if I do not rent my property for at least 60 days?

A: Properties that fail to rent for this period will be considered an abandoned use. Abandoned use properties will be unauthorized for short-term rentals and not eligible for a short-term rental permit renewal.

7. Q: If I sell my short-term property in a residential zone will the permit transfer to the new owner?

A: Permits are not transferable. If a location with a valid current short-term rental is subject to a bona fide transfer of a properly permitted location, when the requirements for an application are satisfied, a new permit can be secured for the same location.

8. Q: I have a house and a guesthouse on my property. Can I rent both under one STR permit?

A: Any structure on a property, in an allowable zoning district, that contains multiple STR units must have a permit for each separate unit. In zones R-1, R-1-B and R-2, if a property is identified by a single parcel identification number per official tax records, and has more than one structure on it that contains an STR unit, only one structure is eligible to apply for a permit. Such R-1, R-1-B and R-2 properties previously approved for more than one permit per single parcel identification number may continue to renew previously held permits subject to compliance with other applicable ordinances.

9. Q: Are there any exemptions for homesteaded properties and estate planning?

A: Any owner of a homesteaded property that has been continuously in individual or joint ownership with the homestead in place on the property for at least five years may apply for a permit to operate an STR for up to three



years. The estate of a deceased owner, who would have met the homestead requirement, may also have a one-time opportunity within one year of death of the estate owner to apply for an STR permit for a three-year period.

10. Q: How will the city know if property owners are complying with the permitting requirements?

A: Permit applicants will be required to sign an affidavit attesting that they are complying with requirements, that information on the application is correct and that they have read and understand the current STR ordinances. The city will regularly verify a random sample of applications for compliance. Falsification of information or failure to supply the city with requested information could result in the revocation of the STR permit. Revocation of a permit would constitute abandonment of use for the property.