

Getting Started

The City of Simpsonville Zoning Ordinance defines short-term rentals as the rental of an un-hosted property for an overnight stay of less than 30 days at a time to one or more guests.

In order for the application to be accepted, the property must be located in one of these zoning districts.

-  • **R-Lo – Residential Low Density**
-  • **R-Mid – Residential Medium Density**
-  • **R-Hi – Residential High Density**
-  • **R-OI – Residential Neighborhood, Office & Institution**

*Apartment complexes are prohibited from operating STR

To see what the subject property is zone, use the City Zoning Map

APPLICATION PROCESS

1. This guide will provide answers on the regulations for operating short-term rental in the City of Simpsonville. You will be asked to acknowledge that you have read this guide prior to moving forward in the application process.
2. An application fee is not required except for Short-term rentals found operating after **January 12, 2026**. For short-term rentals found operating after this date without city approval, an application fee of \$250.00 will be required
3. City Staff will review the application and send comments back to the designated person on the application within approximately 10 business days.
4. If the short-term rental application is approved, a **business license** is required in addition to the short-term rental permit. Apply for the business license through our Online Portal website at <https://www.simpsonville.com/business-licenses/> If you have questions about the business license process, please contact us at (864) 967-9526

RENEWAL APPLICATION PROCESS

It is your responsibility to renew your short-term rental permits and business license through our online application portal prior to April 30th each year. **If you fail to do so before the deadline any year, you will be assessed the \$250 application fee.**

ACCOMMODATION TAX

The local accommodation tax rate is 3%. It is due by the 20th of the month for the previous month.

For questions regarding tax rate and business license please reach out to our Business License Department at 967-9526

SHORT-TERM RENTAL APPLICATION REQUIRMENTS

These items will be requested during the application process in the permit portal:

- Name, address, & 24 contact information of STR agent
- Proof of ownership of property
- Owner's signature they have read the Simpsonville STR Regulations
- Owner acknowledges their property will be used in accordance with STR Regulations.
- Proof of property & liability insurance
- A written certification that the designated agent will perform their duties specified in the STR Regulations
- Properties located within a HOA community, confirmation they have received the appropriate approval from the board/management company allowing STR as a use
- Owner's agreement to allow City personnel to inspect the property as may be necessary for enforcement.
- Provide a copy of Written Agreement between owner and renter