

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 zoned, use the City Zoning Map

CITY CODE OF ORDINANCE REGULATIONS

1. Name, address, and twenty-four hour contact information, including a telephone number & an email address, of the short-term rental agent. Rental Agent Regulations (Agent reg. link)
2. Proof of the owner(s)' current ownership of the short-term rental property.
3. The owner(s)' signature of sworn acknowledgement that he or she has received a copy of the City of Simpsonville's short-term rental regulations, has reviewed it, and understands its requirements.
4. An owner(s)' agreement to use his or her best efforts to ensure that the use of the premises by STR occupants will not interfere with the rights of neighboring property owners.
5. Proof of property & liability insurance, including any prerequisite short-term rental rider, along with an acknowledgement that property owners are responsible for their own safety and insurance needs, as well as the safety and sanitation of their tenants. By providing a permit and business license allowing property owners to conduct short-term rentals of their dwelling, the City of Simpsonville does not assume responsibility for safety or any other liability related to rental activities.

6. A written certification from the short-term rental agent that he or she agrees to perform the duties specified in the City of Simpsonville short-term rental regulations.
7. For properties located in a neighborhood with a property owners' association, written confirmation from the association president or other person(s) authorized by the property owners' association that short-term rentals are permitted in the neighborhood.
8. Agreement to provide access to appropriate City personnel to inspect the short-term rental as may be necessary for enforcement of the provisions of the City Ordinance.
9. A written agreement, which shall consist of the form of the document to be executed between owner(s) and the occupant(s) and which shall, at a minimum, contain the following provisions:
 - a. The occupant(s)' agreement to abide by all of the City of Simpsonville's short-term rental regulations, and applicable local, state and federal laws, as well as acknowledgment that his or her rights under the agreement may not be transferred or assigned to anyone else.
 - b. Owner's acknowledgment that the occupant(s) has been provided a written copy of the City of Simpsonville's noise ordinance.
 - c. The owner(s)' and occupant(s)' acknowledgement and agreement that parking shall be maintained pursuant to the provisions herein while the property is being used as a short-term rental
 - d. The occupant(s)' acknowledgement and agreement that they shall conform to the regulations stated in the permissive codes of Overcrowding and Bedroom requirements as stated in the IPMC (International Property Maintenance Code). Occupancy shall not exceed (2) adults per bedroom.

- e. Owner(s)' acknowledgement and agreement that the occupant(s) has been provided with a written copy of the City of Simpsonville Public Works Department's requirements concerning trash disposal and that the occupant(s) has agreed to comply with such requirements.
- f. The occupant(s) acknowledgement and agreement that violation of the agreement of the City of Simpsonville's short-term rental regulations may result in immediate termination of the agreement and eviction from the short-term rental by the owner(s) or the short-term rental agent, as well as the potential liability of fines levied by the City of Simpsonville.