



UPDATE



Ordinance Adoption

On April 23, 2019, the Brookhaven City Council adopted the Short-Term Rental Ordinance

Current Regulations

Short-Term Rental

Sec. 27-629. - Lodging.

Uses that provide temporary overnight sleeping accommodations or lodging for guests paying a fee or other form of compensation for a period of less than 30 consecutive days. Lodging uses sometimes provide food or entertainment, primarily to registered guests. Lodging use types include: bed and breakfast inns, hotels and motels and short-term rentals.

(3) Short-term Rental. The use of an owner-occupied residential dwelling unit or portion of such dwelling unit for lodging. The following supplemental regulations apply to short-term rentals:



Current Regulations



Sec. 27-629. - Lodging.

- Application for permit. Applicants shall submit, on an annual basis, an application for a short-term rental permit to the department of community development.
- All short-term rentals shall be subject to excise tax pursuant to chapter 24 of the Code of the City of Brookhaven.
- All short-term rentals shall be subject to nuisance and noise regulations pursuant to chapter 16 of the Code of the City of Brookhaven.
- The city manager or their designee shall conduct a reasonable search of the city's records to determine if the applicant property has been the subject of two or more citations for a violation of the Code of the city in the preceding calendar year. If the search reveals two or more citations, without regard to a finding of adjudication of guilt, the permit shall not be renewed.
- Limited to 180 days per calendar year.

Process



- Staff Reviews Application Requires
 - 20 Submitted Permits (2021)
 - 12 Approved Permits (2021)



Enforcement

- Majority of unregistered short-term rentals are identified by Host Compliance prior to any complaints being submitted.
- Once an unregistered short-term rental is identified a letter is sent to the property owner notifying them of the regulation and process.
- Code Enforcement creates a case and makes contact with property owner.

Enforcement



- In the last **6 months** Code Enforcement has received 3 citizen complaints
 - 2 shut down
 - 1 came into compliance
- Since **adoption** of the code 4 citations have been issues
 - 3 apartments
 - 1 house (only major violation)

Regional Involvement

- Short-Term Rental Working with GMA
- Recently invited by the City Smyrna to discuss our code with there short-term rental committee
- The department has received multiple calls from different jurisdictions regarding our ordinance.



Contact Info

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