

CITY OF FOLLY BEACH

Tim Goodwin, Mayor



Folly Beach, SC 29439

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**Katherine Houghton, Council Member
Eddie Ellis, Council Member
D.J. Rich, Mayor Pro-Tem**

**City Council Work Session Meeting 5:15 PM
Tuesday August 9, 2022**

**City Hall
21 Center Street
2nd Floor Council Chambers
Folly Beach, SC 29439**

STR Ordinance Review

1. Establishing a Civil Penalty For Noise and Turtle Lighting Violations.
2. Proposed Second Reading Amendments.
3. Rental Registration Fee Amount and Alternate Calculations.

PUBLIC NOTICE

ALL MEDIA WERE NOTIFIED PURSUANT TO STATE LAW

City Council will not vote on matters discussed during Work Sessions or Executive Sessions.

However, matters discussed may be voted on during the evening City Council meeting. In keeping with the Americans with Disabilities Act, persons needing assistance, alternative formats, ASL interpretation, or other accommodation, please contact the Municipal Clerk at 843- 513-1833 during regular business hours at least 24 hours prior to the meeting. Hearing devices are available upon request for those with hearing difficulties.

The City of Folly Beach, in an effort to go green, will no longer have the Ordinances and Resolutions included in the agenda. Citizens interested in having a copy, please see the Municipal Clerk.



City of Folly Beach

Date: August 2nd, 2022

Re: STR Violations Be Changed from Criminal to Civil Penalties.

Mayor and Council,

The new STR ordinance requires that noise violations and turtle lighting violations be changed from criminal to civil penalties. This change was proposed by both the STR committee and the Mayor as a means to make enforcement of the ordinances more uniform and easier to accomplish.

--The new STR Ordinance changes the penalty for rental violations from the general penalty to more specific language:

117.02(D)(2): *Penalties*. No permit may be issued or approved unless the requirements of this chapter, or any

ordinance adopted pursuant to it, are complied with. A violation of this chapter ~~can~~ **may** result in **the following penalties: (a) a civil penalty pursuant to § 110.99, Any person violating any provision of this Chapter shall be deemed guilty of a civil offense and shall be subject to a fine of up to \$500 upon conviction. Each day of violation shall be considered a separate offense. Punishment for violations shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this Chapter.**

--This covers all the violations of the Chapter itself (license, registration, operating, events, advertising requirements, special events, maximum occupancy, etc.). If the tenants/agents/owners violate any of the things on the list, they will be issued a civil summons and, if convicted, owe a \$500 fine and receive a rental strike.

--We also have language that references convictions for other offenses:

~~117.02(D)(2)(c): Short term rental licensees shall be subject to graduated penalties as the licensee receives notifications that an occupant or guest has received a written warning or citation for noise, trash, turtle lighting, requirements for special events, or exceeding maximum occupancy during any rolling six month period.~~ **Revocation, suspension, or non-renewal of the short term rental business license, in accord with the appeal procedures set forth in § 110.16, for three strikes during a rolling twelve month period. The license will be assessed a strike when the owner, agent, occupant, or guest of the property has been convicted of any violation of the requirements of this Chapter or any other City ordinances related to the use of the property as a short-term rental and when the registered agent of the property is given notice of the strike as set forth herein.** For the purpose of determining the total number of **strikes**, ~~notifications to the owner, all written warnings and all convictions violations~~ occurring within a single rental

contract period shall be considered one **strike**. ~~instance~~ In no case shall notifications to the owner ~~if strikes~~ exceed one per rental contract period. ~~The licensee may respond within ten days of receiving the certified notice with evidence that demonstrates that the notice was issued in error.~~ **Strikes will re-set upon the sale of the property.**

117.02(B)(6)(n): Certification that the owner is aware that, ~~upon receiving four or more notifications that occupants or guests have received a written warning or citation for noise, trash, turtle lighting, requirements for special events, or exceeding maximum occupancy during any rolling six-month period, penalties may be assessed, including business license revocation or non-renewal.~~ **short term rental licensees shall be subject to strikes issued against the license when the owner, agent, occupant, or guest has been convicted of any violation of the requirements of this Chapter or other City ordinances related to use of the property as a short-term rental**, and that three strikes during any rolling twelve month period can result in suspension, revocation, or non-renewal of the license.

-- Not all City ordinances mentioned in the rental rules are related to “the operation of the property as a short term rental”. (alcohol on the beach, animals, litter, dune protection, surfing, smoking on the beach, and golf carts).

--The remaining items to be addressed are noise and turtle lighting. Ordinances 29 and 30 would amend the current penalty sections of these Chapters to be the same as for violating the rental Chapter.

Aaron Pope, AICP
City Administrator



CITY OF FOLLY BEACH

1st Reading: August 9th, 2022

2nd Reading:

Introduced by: Mayor Goodwin

Date: August 9th, 2022

ORDINANCE 029-22

AN ORDINANCE AMENDING THE FOLLY BEACH CODE OF ORDINANCES CHAPTER 151 (PROTECTION OF LOGGERHEAD SEA TURTLES) BY CREATING SECTION 151.50 (PENALTIES AND ENFORCEMENT) TO ESTABLISH A CIVIL PENALTY FOR VIOLATIONS OF TURTLE LIGHTING REQUIREMENTS.

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that Folly Beach Code of Ordinance be amended as follows:

NOTE: Deleted material struck through, new material shown in red,

PROTECTION OF LOGGERHEAD SEA TURTLES

151.45 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ARTIFICIAL LIGHT. Any source of light emanating from a manmade device, including but not limited to, incandescent mercury vapor, metal halide, or sodium lamps, flashlights, spotlights, street lights, vehicular lights, construction or security lights.

BEACH. The area of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves).

FLOODLIGHTS. Reflector type light fixture, attached directly to a building and is unshielded.

LOW PROFILE LUMINARIES. Light fixtures set on a base which raises the source of the light no higher than 48 inches off the ground, and designed in such a way that light is directed downward from a hooded light source.

NEW DEVELOPMENT. New construction and remodeling of existing structures when the remodeling includes alteration of exterior lighting.

PERSON. Any individual, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, group or unit or federal, state, county or municipal government.

POLE LIGHTING. Light fixture set on a base or pole which raises the source of the light higher than 48 inches off the ground.

SHADING COEFFICIENT. A coefficient expressing that percentage of the incident radiation which passes through the window as heat.

SOLAR SCREEN. Screens which are fixed installations and permanently project shade over the entire glass area of the window. The screens must be installed outside of the glass and must have:

- (1) A shading coefficient of .450 less;
- (2) A minimum five-year warranty; and
- (3) Performance claims supported by approved testing procedures and documentation.

TINTED OR FILMED GLASS. Window glass which has been covered with window tint or film such that the material has:

- (1) A shading coefficient of .450 or less;
- (2) A minimum five-year warranty;
- (3) Adhesive as an integral part; and
- (4) Performance claims which are supported by approved testing procedures and documentation.

(Ord. 8-92, passed 4-21-92; Am. Ord. 11-97, passed 7-1-97; Am. Ord. 18-99, passed 7-13-99)

§ 151.46 PURPOSE.

The purpose of this subchapter is to protect the threatened loggerhead sea turtles which nest along the beaches of the city, by safeguarding the hatchlings from sources of artificial light.

(Ord. 8-92, passed 4-21-92; Am. Ord. 11-97, passed 7-1-97; Am. Ord. 18-99, passed 7-13-99; Am. Ord. 31-08, passed 12-30-08)

§ 151.47 NEW DEVELOPMENT.

(A) It is the policy of the city that no artificial light illuminate any area of the beaches of the city.

(B) To meet this intent, if lighting associated with construction or development can be seen from the beach, all building and electrical plans for construction of single family or multi-family dwellings, commercial or other structures, including electrical plans for parking lots, dune walkovers or other outdoor lighting for real property shall be in compliance with the following:

(1) Floodlights shall be prohibited. Wall mounted light fixtures shall be fitted with hoods so that no light illuminates the beach.

(2) Pole lighting shall be shielded in a way that light will be contained within arc of three to 73 degrees on the seaward side of the pole. Outdoor lighting shall be held to the minimum necessary for security and convenience.

(3) Low profile luminaries shall be used in parking lots and the lighting shall be positioned so that no light illuminates the beach.

(4) Dune crosswalks shall utilize low profile shielded luminaries. Only mushroom-type light fixtures, which direct light downward, shall be permitted. Such lighting shall also meet the following requirements:

(a) Fixtures shall be installed at least 25 feet apart and not more than one foot above the surface of the walkovers.

(b) Illumination shall be limited to 25 watts through the use of "bug" type bulbs.

(5) Lights on balconies shall be fitted with hoods so that lights will not illuminate the beach.

(6) Tinted or filmed glass shall be used in windows facing the ocean beginning at the first floor level of multi-story structures. Shade screens can be substituted for this requirement.

(7) (a) Temporary security lights at construction sites shall not be mounted more than 15 feet above the ground.

(b) Illumination from the lights shall not spread beyond the boundary of the property being developed, and in no case shall those lights illuminate the beach.

(C) The provisions of this section shall not apply to any structure for which a building permit has been issued by the Building Official, prior to the effective date of this subchapter.

(Ord. 8-92, passed 4-21-92; Am. Ord. 11-97, passed 7-1-97; Am. Ord. 18-99, passed 7-13-99; Am. Ord. 31-08, passed 12-30-08) Penalty, see § 151.99

§ 151.48 EXISTING DEVELOPMENT.

(A) It is the policy of the city that no artificial light illuminate any area of the beaches of the city.

(B) To meet this intent, lighting of existing structures which can be seen from the beach shall be in compliance with the following.

(1) Lights illuminating buildings or associated grounds for decorative, security, or recreational purposes shall be shielded or screened such that they are not visible from the beach and will be turned off after 10:00 p.m. until dawn during the period of May 1 to October 31 of each year.

(2) Lights illuminating dune crosswalks of any areas oceanward of the dune line shall be turned off from dusk to dawn during the period of May 1 to October 31 of each year.

(3) Motion detecting security lighting shall be permitted throughout the night so long as low profile luminaries are used and screened in a way that those lights do not illuminate the beach.

(4) Window treatments in windows facing the ocean at the first floor of single-story or multi-story structures are required so that interior lights do not illuminate the beach. The use of blackout draperies or shade screens are preferred. The addition of tint or film to windows or awnings is also encouraged, as is turning off unnecessary lights if the lights illuminate the beach.

(Ord. 8-92, passed 4-21-92; Am. Ord. 11-97, passed 7-1-97; Am. Ord. 18-99, passed 7-13-99; Am. Ord. 31-08, passed 12-30-08) Penalty, see § 151.99

§ 151.49 PUBLICLY OWNED LIGHTING.

Street lights and lighting at parks and other publicly owned beach access areas shall be subject to the following:

(A) Whenever possible, street lights shall be located so that the bulk of their illumination will travel away from the beach. These lights shall be equipped with shades or shields that will prevent backlighting and render them not visible from the beach.

(B) Lights at parks or other public beach access points shall be shielded or shaded or shall not be utilized during the period May to October 31 of each year.

§ 151.50 PENALTIES AND ENFORCEMENT

Any person violating any provision of this Chapter shall be deemed guilty of a civil offense and shall be subject to a fine of up to \$500 upon conviction. Each day of violation shall be considered a separate offense.

RATIFIED this ____ day of ____ 2022, at Folly Beach, South Carolina, in City Council duly assigned.

ATTEST:

Municipal Clerk

Tim Goodwin, Mayor



CITY OF FOLLY BEACH

1st Reading: August 9th, 2022
2nd Reading:

Introduced by: Mayor Goodwin
Date: August 9th, 2022

ORDINANCE 030-22

AN ORDINANCE AMENDING THE FOLLY BEACH CODE OF ORDINANCES CHAPTER 131 (NOISE), SECTION 131.35 (PENALTIES AND ENFORCEMENT) TO CHANGE THE PENALTY FOR VIOLATIONS OF THE NOISE ORDINANCE TO A CIVIL PENALTY.

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that Folly Beach Code of Ordinance be amended as follows:

NOTE: Deleted material struck through, new material shown in red,

§ 131.35 PENALTIES AND ENFORCEMENT.

(A) *General penalty.* The penalty for violating the noise ordinance shall be a fine not to exceed \$500 or imprisonment of not more than 30 days. **Any person violating any provision of this Chapter shall be deemed guilty of a civil offense and shall be subject to a fine of up to \$500 upon conviction.**

(B) *Multiple violations; multiple offenders.* An investigating officer may issue citations for multiple violations that occur on the same date at the same location and may issue citations to anyone who contributed to the noise.

(C) *Owner or agent must provide assistance.* If requested by the Department of Public Safety, the owner or local agent shall render assistance to the Department in resolving complaints about noise at a rental property.

(D) *Notice to property owners required.* If a violation occurs on private property and the owner of the property was not present, the city shall make a good faith effort to notify the property owner of the incident and shall document such notification.

(Ord. 07-15, as amended, passed 7-14-15)

RATIFIED this ____ day of August 2022, at Folly Beach, South Carolina, in City Council duly assigned.

ATTEST:

Municipal Clerk

Tim Goodwin, Mayor



City of Folly Beach

Date: August 9, 2022

Re: STR Ordinance Amendment Review

Mayor/Council,

The amendments needed for Ordinance 27-22 are closer to being finalized.

First Reading amendments were:

- 1) A uniform 2 night minimum was added for all zoning districts to replace a 7/2 night split for single family/all other districts.
- 2) The requirements for agents to respond for emergency were changed to a 60 minute window for contacting the City vs. responding physically to the property.
- 3) The requirement for noise monitoring software was changed to be strongly encouraged and other references were removed.
- 4) The approved parking diagram for the property was added to the lists of items to be included in rental contracts/posted in the property.
- 5) The list of rules to be read by the owner, posted in the unit, included in the rental contract, certified on the rental registration permit, and provided to signers of the rental contract were made consistent.

Additional items that need to be addressed and/or made as amendments prior to adoption are below (amendments reviewed on 7/12 in black. [Additional proposed changes in blue](#)):

- 1) 117.01 (B): definitions added for destination clubs/etc. These were unrelated to cap, but previously listed in Ordinance 26-22.
- 2) 117.03: Renumbered to 117.02 upon failure of the cap.
- 3) 117.02(B)(2) [A fee structure and amount needs to be set by Council.*](#)
- 4) 117.02(B)(4) [Corrected to reference rental registration permit instead of business license.](#)

5) 117.02(B)(6)(d): Exemptions to parking requirements are in place for multifamily units and units approved for right of way parking. Council input is needed to determine if the requirement of 1 per bedroom will be applied to previously licensed properties with inadequate parking.

6) 117.02 (B)(6)(l) and (m): Combined and edited to require proof of payment from the owner or rental agency not the State/County account number. Both SCDOR and Charleston County confirmed that individual Atax accounts are not set up at those agencies for each property. Subsequent items need to be renumbered.

(7) 117.02 (B)(6)(o): deleted to remove reference to septic capacity certification and replace with 117.02(D)(1)(q) which would make conviction for failure to correct a failed septic system (as required by Chapter 55) a strike.

(8) 117.02 (B) (7)(b): To clarify that employees of property management companies can be agents as long as company meets qualifications.

(9) 117.04: Renumbered back to 117.03 upon failure of the cap.

(10) 117.03 (C): remove references to restricted/non restricted rentals.

Outstanding Items

- structure/cost of STR team.

- alternative fee structure proposals.

- setting the rental registration fee amount.

- STR rental registration permit application revision and testing.

- updated Beach Rules summary/City website edits.

- setting the effective date of the ordinance.

Aaron Pope, AICP
City Administrator



CITY OF FOLLY BEACH

1st Reading: June 28th, 2022
2nd Reading: August 9th, 2022

Introduced by: Mayor Goodwin
Date: June 28th, 2022

ORDINANCE 027-22

AN ORDINANCE AMENDING THE FOLLY BEACH CODE OF ORDINANCES CHAPTER 117 (SHORT TERM RENTALS) BY CHANGING THE REQUIREMENTS FOR BUSINESS LICENSES AND RENTAL REGISTRATION PERMITS FOR SHORT TERM RENTALS, AMENDING THE VIOLATIONS SUBJECT TO RENTAL STRIKES, AND LOWERING THE NUMBER OF STRIKES REQUIRED PRIOR TO THE INITIATION OF LICENSE REVOCATION

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that Folly Beach Code of Ordinance be amended as follows:

NOTE: Deleted material struck through, new material shown in red,

NOTE: Highlighted items reflect amendments made on first reading,

NOTE: Blue items reflect staff proposed amendments prior to second reading.

117.01 PURPOSE, APPLICABILITY, AND DEFINITIONS.

(A) The purpose of this chapter is to regulate the use of residential units **licensed** as short-term rentals in order to:

- (1) Protect the integrity of the **eCity's** neighborhoods and the quality of life of its citizens;
- (2) Establish a system to track the short-term rental inventory in the **eCity**;
- (3) To protect the health and safety of occupants of short-term rental units;
- (4) To ensure a level playing field for individuals in the short-term rental market; and
- (5) To protect the residential character of the residential districts of the **eCity**.

(B) The following definitions apply:

DESTINATION CLUBS. Destination or private vacation clubs ("destination clubs") are classified as private and/or exclusive membership organizations or commercial businesses

primarily engaged in providing short-term overnight accommodations and related services for its club members with non-ownership interest who seek alternative options to standard vacation home rentals. Destination clubs typically own or lease properties from the owners on a long-term basis, provide those properties in a variety of locations to its members on a short-term basis, and model a membership access structure where its members purchase membership levels granting access to properties and personalized services. Properties offered by destination clubs to a member for less than 30 days are considered **SHORT TERM RENTALS** whether the destination club is an owner of record or a lessee. All references to "owners" in this chapter apply to destination clubs.

TIME SHARES. "Vacation time sharing plans" as defined in South Carolina Code § 27-32-10(9) are not **SHORT-TERM RENTALS**. However, any "vacation time sharing lease plan" as defined in South Carolina Code § 27-32-10(8) that is less than three years is considered a **SHORT-TERM RENTAL**. "Vacation multiple ownership interests" as defined in South Carolina Code § 27-32-250(1) are not **SHORT-TERM RENTALS**.

HOUSE EXCHANGE PROGRAMS are the occasional occupancy of a residential occupancy assessed by Charleston County at a 4% property tax rate by someone other than the owner of the residence while the owner is temporarily absent from the residence, and no monetary compensation is paid to the owners for such occupancy. **HOUSE EXCHANGE PROGRAMS** are not **SHORT-TERM RENTALS**.

RENTAL OCCUPANT. Any person who, in exchange for compensation paid, occupies a dwelling unit for less than 30 days.

SHORT TERM RENTALS. Residential dwellings, or any portion thereof, rented for less than 30 days and used in a manner consistent with the residential character of the dwelling. Tourist accommodations, including hotels, motels, inns, and bed and breakfasts, are not considered **SHORT TERM RENTALS**.

117.023 LICENSE, REGISTRATION, AND TAX REQUIREMENTS.

Any owner wishing to operate a short term rental must maintain a current business license, comply with rental registration **permit** requirements, and make proper payment of local, county, and state taxes.

(A) *Business license.* A ~~B~~business licenses must be **obtained and** renewed annually by the submittal of a form and fee as established by the eCity **for each residential dwelling unit or portion thereof offered as a short-term rental.**

(1) No business license shall be issued for rental until a Certificate of Occupancy is issued for the residential dwelling unit to be rented.

(2) A business license shall only be issued to owners of a residential unit. Lessees of residential dwelling units may not apply for a business license to rent the unit.

(3) A designated agent may apply for a short-term rental business license on behalf of an owner. An application for a business license submitted by a designated agent must provide the correct taxpayer identification and contact information for the owner including name, address, phone number, email, and any other information as required on the application form.

~~The business license account number and the maximum occupancy for each short term rental must be prominently displayed in the rental unit, as well as in any advertisement for the rental of the unit, excluding signs posted on the rental property.~~

(B) *Rental registration permit.* ~~Each new short term rental license application must be accompanied by an application form provided by the city and must be renewed on an annual basis. A rental registration permit must be obtained and renewed annually by the submittal of a form and fee as established by the City for each residential dwelling unit or portion thereof offered as a short-term rental.~~

(1) *Annual registration.* The rental registration permit application shall be completed prior to June 1 of each year.

(a) No new business license to operate a short-term rental shall be issued prior to the approval of a rental registration permit.

(b) Renewals of valid prior year business licenses shall be allowed prior to the approval of a rental registration permit. Failure to complete a rental registration permit application within thirty (30) days of the business license renewal date shall be grounds for revocation of the license.

(2) *Annual fee.* The fee for an Assessment Restricted Rental registration permit shall be \$360 annually. The fee for a Non-Restricted Rental registration permit shall be \$1,825 annually.

(3) A rental registration permit shall only be issued to owners of a residential unit. Lessees of residential dwelling unit may not apply for a rental registration permit.

(4) A designated agent may apply for a short-term ~~business license~~ rental registration permit on behalf of an owner. An application for a rental registration permit submitted by a designated agent must provide the correct taxpayer identification and contact information for the owner including name, address, phone number, email, and any other information as required on the application form.

(25) *Change in registered information.* The owner, or designated agent, of a rental dwelling already registered with the city shall re-register within 60 days after any change occurs in the registration information. ~~There shall be no additional fee upon change of registration information except that~~ A new owner of a registered dwelling, upon application for a new business license, shall re-register the dwelling and pay the appropriate fee within 60 days of assuming ownership.

(3-6) *Information required.* Application for a rental registration permit shall contain the following information:

(a) The street address of the rental dwelling unit;

(b) The ~~number of rental dwelling units~~ unit number if applicable;

(c) The number of bedrooms in each rental dwelling unit;

(d) The number of parking spaces provided on site ~~for each rental dwelling~~ as well as a site plan showing the location of all onsite parking spaces. One onsite parking space must be

provided for each bedroom being rented. This requirement shall not apply to:

- (i) Residential units located in a multifamily housing development.
- (ii) Residential units approved by the City for resident only parking signs in the right of way.
- (iii) Residential units with a valid business license and rental registration permit on the date this ordinance become effective.

(e) The maximum overnight occupancy of each rental dwelling unit, which shall not exceed two persons per bedroom, plus two additional people per rental dwelling unit, except as allowed under an exception under § 164.03-01(C);

(f) The type of wastewater system (septic or sewer). If the property is serviced by a septic system, the owner must certify that the system is protected from parking.

(g) The names, mailing addresses, business phone numbers, personal phone numbers, and business addresses of the owner and local agent;

(h) The physical address and email address where the owner and/or local agent will accept notices and orders from the eCity and acknowledgement that service by U.S. Mail and/or transmission to the provided email addresses will constitute acceptable service of any notice, notice of violation, ordinance summons, or ticket;

(i) Certification that the owner has read applicable eCity ordinances, including, but not limited to, regulations regarding noise, trash, parking, alcohol on the beach, animals, litter, surfing, dune protection, sea turtles, smoking on the beach, requirements for special events, maximum occupancy, and golf carts;

(j) Certification that that the owner has prominently posted within the property a copy of the parking diagram provided to the City for the property as well as a summary of applicable eCity ordinances, including, but not limited to, regulations regarding noise, trash, parking, alcohol on the beach, animals, litter, surfing, dune protection, sea turtles, smoking on the beach, requirements for special events, maximum occupancy, and golf carts is prominently posted within the residential dwelling unit to be rented;

(k) Certifications that tenants listed on any rental agreement shall receive a copy of the parking diagram provided to the City for the property as well as a summary of eCity ordinances, including, but not limited to, regulations regarding noise, trash, parking, alcohol on the beach, animals, litter, surfing, dune protection, sea turtles, smoking on the beach, requirements for special events, maximum occupancy, and golf carts. The summary of applicable ordinances shall be in a form determined by the eCity, and made available to all owners of rental property.

(l) A valid Charleston County Accommodations tax account number along with receipts for payment of prior year taxes due. Proof of payment from the owner or designated agent for payment of local, County, and State taxes due on short term rental accommodations.

~~(m) A South Carolina Department of Revenue account number with receipts for payment of prior year sales and accommodations taxes due.~~

(~~l~~ m) Certification that the owner is aware that, upon receiving four or more notifications that occupants or guests have received a written warning or citation for noise, trash, turtle-lighting, requirements for special events, or exceeding maximum occupancy during any rolling six-month period, penalties may be assessed, including business license revocation or non-renewal. short term rental licensees shall be subject to strikes issued against the license when the owner, agent, occupant, or guest has been convicted of any violation of the requirements of this Chapter or other City ordinances related to use of the property as a short-term rental, and that

three strikes during any rolling twelve month period can result in suspension, revocation, or non-renewal of the license.

(n) Certification by the owner verifying the presence of smoke alarms, carbon monoxide monitors, fire extinguishers, the number of bedrooms, the number of parking spaces, the provision of trash receptacles, the posting of address and house numbers, and posting of rules and regulations, and, if present, that sprinklers are operational.

~~-(o) A valid SCDHEC permit showing an approved septic system with a capacity of 120 gallons per day for each bedroom advertised for rent. Certification by a licensed septic installer may also meet this requirement. No permit is required if the property to be rented is served by sewer.~~

(o) Documentation in the form of Charleston County property records or a certificate of occupancy confirming the number of bedrooms offered for rent.

~~(4) Inaccurate or incomplete registration information. It shall be a violation of this chapter for an owner to provide inaccurate information for the registration of rental dwellings, or to fail to provide information required by the application form.~~

~~(5-7)~~ Designation of local agent. The owner of a rental dwelling shall designate a responsible agent who shall be responsible for operating the rental dwelling in compliance with the law. Official notices may be served on the responsible local agent and/or the owner, and any notice served on the agent shall be deemed to have been served upon the owner of record.

(a) Nothing shall prevent the owner of rental property from designating himself or herself as the agent.

(b) Non owner agents must be licensed by the State of South Carolina as an attorney, real estate agent, broker in charge, or property manager. Employees of attorneys, real estate agents, brokers in charge, or property managers licensed by the State of South Carolina may be designated as local agents.

~~(b c)~~ The agent shall be required to be able to physically respond to notification from the City the site within 30 60 minutes in case of emergency or need by the eCity for entry into the property.

~~(68)~~ More than one owner or ownership by entity. Where more than one person has an ownership interest in a short-term rental, the required information shall be provided for each owner. In those cases, in which the owner is not a person, the information required for the register shall be provided for the organization owning the rental dwelling, and for the president, general manager, or other chief executive officer of the organization.

(C) Taxes. Owners of short-term rentals are subject to local, county, and state taxes, including, but not limited to, sales, use, and accommodations taxes, and are liable for the payment thereof as established by state law and the eCity code of ordinances.

(D) Violations and penalties.

(1) Violations. ~~It shall be a violation of this chapter to~~ Violations of this Chapter include but are not limited to:

(a) ~~Operate~~ Operating a short-term rental without complying with the requirements of this eChapter and the eCity code of ordinances;

~~(e b)~~ Advertise Advertising a property as being available as a short term rental without

first complying with the requirements of this chapter;

(c) Operating a short-term rental without a business license, registration permit, accommodations tax account;

(d) Advertising a short-term rental without listing the business license number and rental registration permit number;

(e) Operating a short-term rental in such a manner that individual rooms are rented at the same time under separate rental contracts;

(~~d f~~) ~~Advertise~~ **Advertising** a short term rental as being available for more overnight occupants than have been permitted pursuant to this chapter;

(~~b g~~) ~~Expand~~ **Expanding** the allowable occupancy of a short term rental without obtaining a new permit;

(~~e h~~) ~~Advertise~~ **Advertising** more short term rental units on a property than have been permitted pursuant to this ~~e~~Chapter. **For example, advertising a single-family dwelling as accommodating multiple short term rentals is not permitted;**

(~~f i~~) ~~Advertise~~ **Advertising** a property as a short-term rental or “event house” for events or parties with more than ~~49~~ **25** people in attendance; ~~or~~

(j) **Offering a short-term rental in any zoning district for fewer than two (2) consecutive nights;**

(k) Failure to post the business license number, rental registration permit number, allowable overnight occupancy, and City approved beach rules prominently within a rental unit;

(l) Failure to obtain a rental registration permit within 30 days of renewing a business license, failure to provide accurate information for the registration of rental dwellings, failure to provide information required by the application form;

(m) Failure to complete a new rental registration permit application within 60 days of a change in ownership;

(n) **Failure of the designated agent listed on the rental registration permit to respond within sixty (60) minutes of notification from the City of an emergency.**

(o) Failure to maintain, and provide to the City, any and all information required in 117.04.A.

(p) Failure to provide tenants listed on any rental agreement information as required under 117.04.B.

(q) Failure to inspect and repair a failed septic system as required under Section 55.07.

(r) Operating a business out of a short-term rental or otherwise using a short-term rental for non-residential use.

(~~g s~~) ~~Operate~~ **Operating** a short term rental ~~that has received four or more notifications of occupant or guest violations of noise, trash, turtle lighting, requirements for special events, or exceeding maximum occupancy during any rolling six-month period. that has received three strikes within any twelve month rolling period.~~

i. The number of allowable notices and violations **strikes** shall be reset upon a change of ownership that results in no overlap with prior common ownership.

ii. For the purpose of determining the total number of notifications to the owner **strikes**, all written warnings and **convictions stemming from** violations occurring within a single rental contract period shall be considered one instance. In no case shall notifications to the owner **strikes** exceed one per rental contract period.

iii. All strikes issued prior to the date of this ordinance, shall not be counted for the purposes of license revocation.

(2) Penalties.

—(a)—No permit may be issued or approved unless the requirements of this chapter, or any ordinance adopted pursuant to it, are complied with. A violation of this chapter ~~can~~ **may** result in the following penalties:

(a) ~~a civil penalty pursuant to § 110.99.~~ Any person violating any provision of this Chapter shall be deemed guilty of a civil offense and shall be subject to a fine of up to \$500 upon conviction. Each day of violation shall be considered a separate offense. Punishment for violations shall not relieve the offender of liability for delinquent taxes, penalties, and costs provided for in this Chapter.

(b) ~~Revocation, or suspension, or non-renewal~~ of a business license pursuant to §§ 110.14 or 110.15 and in accord with the appeal procedures set forth in § 110.16. ~~110.17, or the non-renewal of the license.~~

~~(b)(c) Short term rental licensees shall be subject to graduated penalties as the licensee receives notifications that an occupant or guest has received a written warning or citation for noise, trash, turtle lighting, requirements for special events, or exceeding maximum occupancy during any rolling six month period. Revocation, suspension, or non-renewal of the short term rental business license, in accord with the appeal procedures set forth in § 110.16, for three strikes during a rolling twelve month period. The license will be assessed a strike when the owner, agent, occupant, or guest of the property has been convicted of any violation of the requirements of this Chapter or any other City ordinances related to the use of the property as a short-term rental and when the registered agent of the property is given notice of the strike as set forth herein. For the purpose of determining the total number of strikes, notifications to the owner, all written warnings and all convictions violations occurring within a single rental contract period shall be considered one strike. instance In no case shall notifications to the owner strikes exceed one per rental contract period. The licensee may respond within ten days of receiving the certified notice with evidence that demonstrates that the notice was issued in error. Strikes will re-set upon the sale of the property. The City will provide notice of each strike to the registered agent of the property as follows~~The graduated penalties are:

1. First ~~strike violation~~: a description of the violation committed by the tenant and resultant conviction, and a warning that progressive action shall be taken by the eCity in the case of further violations.

2. Second ~~strike violation~~: a description of the violation committed by the tenant and resultant conviction, and a second warning that progressive action shall be taken by the city the City shall initiate revocation of the rental license in the case of further violations.

3. Third ~~strike violation~~: a description of the violation ~~committed by the tenant and resultant conviction~~, a civil penalty of \$500, and a third warning that progressive action shall be taken by the city in the case of further violations and ~~notice of the initiation of license revocation procedures~~.

(d) Any violation of a noise ordinance that occurs on the property will result in the a notice that the owner is strongly encouraged to install noise monitoring.

(Ord. 19-10, passed 9-28-10; Am Ord. 26-17, passed 1-9-18; Am. Ord. 32-19, passed 11-12-19; Am. Ord. 033-21, passed 11-9-21)

§ 117.034- ADDITIONAL REQUIREMENTS FOR SHORT TERM RENTALS.

(A) All owners and/or agents responsible for the leasing of short term rentals shall be required to keep the following for city inspection and copying for a period of one year:

(1) The name, address, and other contact information of each signatory on the rental agreement;

(2) A document signed by the owner and/or agent responsible for renting the dwelling, certifying the number of persons intended to occupy the dwelling.

(3) The information required by this section shall be updated by the owner and/or agent for each rental to different tenants or occupants.

(B) The owner and/or agent shall provide the following for each person signing a rental agreement as a responsible party for a short term rental:

(1) The address of the short term rental and emergency contact numbers;

(2) The name and contact information for the owner or designated agent; and

(3) A copy of the parking diagram provided to the City for the property as well as a copy of the city's rules and regulations regarding noise, trash, parking, alcohol on the beach, animals, litter, surfing, dune protection, sea turtles, smoking on the beach, requirements for special events, maximum occupancy, and golf carts.

(C) Each residential dwelling unit, ~~whether licensed as an Assessment Restricted rental or Non-Restricted rental~~, may contain only one short term rental. Individual rooms in short term rentals may not be rented under separate contracts at the same time. For example, a single family home or individual multifamily unit may only be rented as a single short term rental under one contract.

(D) Any events held on the premises of a short term rental shall meet the following requirements:

(1) Must follow any applicable special event notification rules established by the city in § 153.05 for events on private property;

(2) Shall be subject to all applicable provisions of the noise regulations in §§ 131.30 through 131.35; and

(3) May not feature mobile food trucks, carts, or other outdoor retailers offering products for sale or in exchange for donations. Caterers are allowed at events on the premises of short term rentals.

(E) All special events held after August 1, 2018, on the premises of a short term rental shall meet the following requirements:

(1) May not exceed ~~49~~ 25 people; and

(2) May not include outdoor amplified music, including bands, deejays, music broadcast through speakers and electronic musical instruments.

(3) These requirements do not apply to events hosted by the owner of the property for which the owner is on site for the duration the event, the owner has completed the required special event notification, and for which no compensation has been paid for the event or the use of the house.

(Ord. 26-17, passed 1-9-18)

RATIFIED this _____ day of _____ 2022, at Folly Beach, South Carolina, in City Council duly assigned.

ATTEST:

Municipal Clerk

Tim Goodwin, Mayor

Estimated Cost For Code Enforcement Staff & Determination of Fee Structure

Date: 7/5/2022

Labor Cost Calculation:

Officer avg. hourly wage = \$23.85
Admin position avg. hourly wage = \$23.85
Benefits Cost as % of Wage = 61.60%

	No. Positions	Hrs/Yr/Position (Inclusive of OT Hrs)	Annual Wage Cost	Cost of Benefits
Admin Position	1	2080	\$49,608.00	\$30,558.53
Enforcement Positions	3	2080	\$148,824.00	\$91,675.58
Increased Court Costs	0		\$ 60,517.00	
BL Official Adjustment			\$ 9,487.70	

Forecast
Cost of
Positions
\$80,166.53 budget for full family health
\$240,499.58 budget for full family health
\$60,517.00 includes all FY22 costs-56k contracts-dues and training/divided by 2
\$9,487.70 18 percent raise to supervise 4 employees

\$441,700.11

LSV Cost Amortized Over 5 Years

No. of Cars Required = 1
Cost per Car = \$12,000.00
Car Ins. & Maint. Cost/Yr = \$1,000.00
Miles Driven/Car/Yr = 3,900
Est. Miles per Gallon of Fuel = 25
Cost per Gallon for Fuel = \$4.00

	Annual Ins. & Maint. Cost	Annual Fuel Cost	Forecast Total Annual Cost
	\$1,000.00	\$624.00	\$13,624.00

Misc. Tools & Equipment Annual

No. Computers = 4
Cost/Computer = \$1,800.00
City Logo Shirts \$400.00
IT Support \$2,000.00
Radios \$3,000.00
Tickets \$7,500.00
Training \$4,000.00
Supplies \$1,000.00
Postage \$7,500.00
Phones \$500.00

Forecast Annual Cost **\$27,700.00**

Total

Cost = **\$483,024.11**

City Council Meeting

Rental Registration Permit Fee Proposal

8/9/22

- Review of recommendations from STR Committee and Mayor.
- Basis for rental fees.
- Cost estimates by category.
- Flat vs. scalable fees and comparison with peer communities.
- Three fee models based on funds needed and current licenses.

Rental Fee Recommendations: Shared Elements

- **STR Committee**

Recommendation 1: The STR committee recommends that the City increase the fees associated with Short Term Rentals.

Policy: New application fee for ALL property is \$500 annually- this is in line with other communities which do not differentiate with 4% and 6% owners. In 2023, after standardization is complete, an evaluation should be conducted to increase the base fee.

Reasoning: Business license fees/rates cannot be adjusted this year due to state standardization of business licenses. Thus, an additional application fee will be implemented. These fees are absorbed by the renters, not residents or owners. The new application fee can then be used to fund infrastructure (sidewalks, parks and ped paths), services (public safety, sanitation), and staff (full time dedicated rental staff). These fees could also be used to subsidize long term rentals and affordable housing with some zoning law changes at the City level to encourage this development. Fee would also be used to support more personnel for enforcement of either civil noise violations or for rental management in general. Another option is to set up a dedicated fund for public improvements that serve tourism. Long term rentals would not be impacted as this is a separate application. Data: Fee schedules from surrounding and similar municipalities

- **Mayor**

Recommendation 1: The Mayor recommends that the City increase the fees associated with Short Term Rentals.

Policy: The Mayor proposes a fee of \$365 annually for 4% properties and \$1,825 annually for 6% properties. This is a separate fee from the business license cost.

Reasoning: Business license fees/rates cannot be adjusted this year due to state standardization of business licenses. Thus, an additional application fee will be implemented. These fees are absorbed by the renters, not residents or owners. The new application fee can then be used to fund infrastructure (sidewalks, parks and ped paths), services (public safety, sanitation), and staff (full time dedicated rental staff). These fees could also be used to subsidize long term rentals and affordable housing with some zoning law changes at the City level to encourage this development. Fee would also be used to support more personnel for enforcement of either civil noise violations or for rental management in general. Another option is to set up a dedicated fund for public improvements that serve tourism. Long term rentals would not be impacted as this is a separate application. A graduated fee schedule is equitable based on the potential impact of the number of renters/nights rented. 4% properties are limited to 72 nights a year for rental activity. 6% properties have unlimited rental potential. Fees need to be substantially increased because, even at a reduced level, the number of rentals in Folly Beach is far above that in a typical community and a high percentage of City services are based on service to rental properties and renters.

Rental Fee Recommendations: Mayor's Amendment

- **STR Committee**

Recommendation 1: The STR committee recommends that the City increase the fees associated with Short Term Rentals.

Policy: New application fee for ALL property is \$500 annually- this is in line with other communities which do not differentiate with 4% and 6% owners. In 2023, after standardization is complete, an evaluation should be conducted to increase the base fee.

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Why Are Fees Proposed For Rental Properties?

- STR renters already pay accommodations tax.
- Property owners pay business license fees and property taxes.
- Existing A-Tax, business license fees, and property taxes generated by rental businesses are allocated to current expenditures (primarily beach renourishment), not for future needs.
- The number of customers residing in short term rentals far outnumbers the total of fulltime residents.
- 1,013 licensed rentals as of 7/20/22. **42% (1,013/2,424) of all residential parcels.**
- 4,711 bedrooms advertised = **11,448** people housed in short term rentals (2 per bedroom plus 2 per unit)
 - Assumes 239 properties identified as 5+ bedrooms are 5 bedrooms. Total estimated people = 2,390 (239 x 10)
 - Assumes 121 properties identified as unknown bedrooms are 2 bedrooms. Total estimated people = 484 (121 x 4)
 - 137 known 1 bedrooms. Total estimated people = 274 (137 x 2)
 - 367 known 2 bedrooms. Total estimated people = 1,468 (367 x 4)
 - 801 known 3 bedrooms. Total estimated people = 4,806 (801 x 6)
 - 1,013 units.
- According to the 2020 census there are **2,078** permanent residents on Folly Beach. At full capacity renters outnumber residents **5.5 to 1**.
- At full capacity, short term rentals **comprise 85% (11,448/13,526)** of the daily consumer base of City services.
- The maximum number of rental occupants represents roughly **double the implied maximum population** of Folly Beach:
 - There are 841 properties classified as 4% primary residences with an average occupancy of 2.47 (2,078 /841) people per property.
 - There are 1,583 properties classified as 6% secondary or investment properties.
 - If all 6% properties were filled to the same average occupancy, they would house an additional 3,910 (1,583 x 2.47) people.
 - The baseline year-round daily population for the municipality would be **5,988** (2,078 + 3,910).

Cost Estimates: Infrastructure

- Fee should be tied to items with direct benefits to renters/rental businesses: water infrastructure, stormwater improvements, and pedestrian safety.
- Water infrastructure: aging water mains continue to fail resulting in service cut offs.
 - In the last 5 years, there have been multiple emergency interruptions in service due to failure.
 - *Water Capital Plan*: \$5 million needed to fund projects identified in current plan.
- Stormwater improvements: stormwater/tidal flooding affects all areas of the island including front beach streets, marsh front properties, and Center Street.
 - *2019 Island Wide Drainage Study*: \$10 million of identified needs.
- Pedestrian safety: facilitates safe movement to/from the beach and business district.
 - Commercial District Pedestrian Paths: \$3 million dollars of identified needs to design and construct.
 - This is only for commercial district. Does not price in Artic Avenue improvements or other future paths.
- **\$18 million of unfunded needs in these three categories.**
- City applying for up to \$10 million for water/stormwater projects, \$388 thousand remaining from bond, TVPC partnership up to \$1 million for ped paths.
- **\$6.5 million remaining to be funded from all sources*.**

Cost Estimates: Services

- Cost for services related to increased demand by renters/rental business operations: Public Safety, Public Works
- Public Safety FY2023 Budget: \$4,662,395
 - City A-tax Funds FY22: \$550,000 (12%)
- Public Works FY2023 Budget: \$1,935,590
 - City A-tax Funds FY22: \$70,000 (4%)
- **Annual expense of \$6,597,985 million with A-tax of \$620,000 (9%).**
- Conservative estimate assuming flat costs over time.

Cost Estimates: Staff

- Staffing for full time rental management and enforcement.
 - Compensation adjustment for BL Official to manage department.
 - Additional court costs and hours for judges, clerk of court, and prosecutor (1 extra court day every other week, based on current rates).
 - 1 additional administrative position (licenses, rental registrations, software management, strikes).
 - 3 additional enforcement staff (nuisance response, trash/turtle patrols, ticketing and court duties).
 - New staff hired at entry rate for public safety officers.
 - 1 Vehicle
 - Additional operating/equipment (phones, computers, ticket books, uniforms, etc.).
 - \$483,024 annual cost.
 - Does not relieve Public Safety, existing administrative staff of all duties.

Cost Estimates: Housing Affordability

- Housing affordability programs were identified as goals in both committee and Mayor recommendations.
- These costs are not included at this time. Further study needed.

Cost Estimates: Total Annual Collections Needed

- Infrastructure: \$6,500,000/10 years=\$650,000 needed annually city wide
 - 15% or \$97,500 to be collected from rentals
- Services: \$6,597,985 million needed to fund Public Safety and Public Works
 - 15% of total costs annually to be collected from rentals.
 - A-tax already pays 9.3%
 - Remaining 6.7% equals \$442,065
- Staff: \$483,024 (100%)
- **Total Annual Collections needed: \$1,022,589**

Flat Vs. Scalable Fees: Pros and Cons

- Flat fees: all users pay same fee.
 - easy to administer, easy to calculate/educate.
 - do not reflect different levels of operating impacts.
- Scalable fees: calculated by a proxy measurement of impact (number of bedrooms/max occupancy, gross revenue, number of nights rented).
 - distributes the total costs among operators according to operational impact of the rental.
 - impacts are difficult to define/no universal measure of impact.
 - gross revenue for properties with same number of rental nights and the same number of bedrooms depends on property location and condition.
 - number of bedrooms doesn't reflect total nights rented. Owner occupied three bedroom rented for 2 weeks per year creates fewer impacts than an investment 1 bedroom rented 20 weeks per year.
- **No fee structure is perfect.**
- **Fees may not be static over time.**

Flat Vs. Scalable Fees: Peer Communities

- Polled all coastal communities in SC, received answers from 18.
- 9 communities (including Folly) have no additional fee other than license.
- 9 have additional fees.
 - 8 have flat fees.
 - 1 has scalable fee.

CURRENT RATES					
Municipality	Base Rate	Rate per \$1,000		Rental Permit Fee	
Atlantic Beach	\$ 100.00	\$ 28.00		\$0	
Beaufort	\$ 85.00	\$ 3.45		\$150 or \$1000	
Charleston County	\$ 30.00	\$ 1.15		\$100-\$300	
City of Charleston	\$ 64.00	\$ 3.90		\$304.82	
Edisto Island	\$ 80.00	\$ 3.10		\$100	
Folly Beach	\$ 245.00	\$ 2.75		\$0	
Georgetown City	\$ 64.80	\$ 2.65		\$0	
Hilton Head	\$ 92.50	\$ 1.70		\$250	
Isle of Palms	\$ 350.00	\$ 4.60		\$0	
James Island	\$ 30.00	\$ 1.15		\$25	
Kiawah Island	\$ 85.00	\$ 3.05		R1: \$500; R2-R3: \$200	
Mount Pleasant	\$ 40.00	\$ 1.61		\$250	
Myrtle Beach	\$ 145.00	\$ 6.00		\$0	
North Myrtle Beach	\$ 60.00	\$ 1.90		\$0	
Pawleys Island	\$ -	\$ -		\$0	
Sullivan's Island	\$ 1,000.00	\$ 9.00		\$0	
Summerville	\$ 60.00	\$ 2.50		\$100	
Surfside Beach	\$ 90.00	\$ 2.27		\$0	

Flat Fee

- **EXAMPLE ONLY**
- $\$1,013,089/1013 = \$1,000.08 = \text{\textcolor{red}{\$1,000}}$
- Most expensive base license + permit fee.

Gross Estimated Fees By Income								
Municipality	\$ -	\$ 25,000.00	\$ 75,000.00	\$ 125,000.00	\$ 175,000.00	\$ 225,000.00	\$ 300,000.00	
Surfside	\$ 90.00	\$ 142.21	\$ 255.71	\$ 369.21	\$ 482.71	\$ 596.21	\$ 766.46	
James Island	\$ 55.00	\$ 81.45	\$ 138.95	\$ 196.45	\$ 253.95	\$ 311.45	\$ 397.70	
Georgetown City	\$ 64.80	\$ 125.75	\$ 258.25	\$ 390.75	\$ 523.25	\$ 655.75	\$ 854.50	
North Mytle Beach	\$ 65.70	\$ 103.70	\$ 198.70	\$ 293.70	\$ 388.70	\$ 483.70	\$ 626.20	
Atlantic Beach	\$ 100.00	\$ 744.00	\$ 173.00	\$ 223.00	\$ 273.00	\$ 323.00	\$ 398.00	
Charleston County	\$ 130.00	\$ 156.45	\$ 213.95	\$ 271.45	\$ 328.95	\$ 386.45	\$ 472.70	
Myrtle Beach	\$ 145.00	\$ 283.00	\$ 583.00	\$ 883.00	\$ 1,183.00	\$ 1,483.00	\$ 1,933.00	
Summerville	\$ 160.00	\$ 217.50	\$ 342.50	\$ 467.50	\$ 592.50	\$ 717.50	\$ 905.00	
Edisto Island	\$ 180.00	\$ 251.30	\$ 406.30	\$ 561.30	\$ 716.30	\$ 871.30	\$ 1,103.80	
Beaufort	\$ 235.00	\$ 314.35	\$ 486.85	\$ 659.35	\$ 831.85	\$ 1,004.35	\$ 1,263.10	
Kiawah Island- R2/R3	\$ 285.00	\$ 348.25	\$ 485.75	\$ 623.25	\$ 760.75	\$ 898.25	\$ 1,104.50	
Mount Pleasant	\$ 290.00	\$ 327.03	\$ 407.53	\$ 488.03	\$ 568.53	\$ 649.03	\$ 769.78	
Hilton Head	\$ 342.50	\$ 381.60	\$ 466.60	\$ 551.60	\$ 636.60	\$ 721.60	\$ 849.10	
Isle of Palms	\$ 350.00	\$ 455.80	\$ 685.80	\$ 915.80	\$ 1,145.80	\$ 1,375.80	\$ 1,720.80	
City of Charleston	\$ 368.82	\$ 458.52	\$ 653.52	\$ 848.52	\$ 1,043.52	\$ 1,238.52	\$ 1,531.02	
Kiawah Island - R1	585	1286.5	\$ 807.65	\$ 960.15	\$ 1,112.65	\$ 1,265.15	\$ 1,493.90	
Sullivan's Island	\$ 1,000.00	\$ 1,207.00	\$ 1,657.00	\$ 2,107.00	\$ 2,557.00	\$ 3,007.00	\$ 3,682.00	
Folly Beach	\$ 1,245.00	\$ 1,308.25	\$ 1,445.75	\$ 1,583.25	\$ 1,720.75	\$ 1,858.25	\$ 2,064.50	

Fee By Bedroom

- **EXAMPLE ONLY**
- 4,711 bedrooms in currently advertised rentals.
- $\$1,013,089 / 4,711 = \$215.08 = \$215 \text{ per bedroom}$
- 1 bedroom=\$215
- 2 bedroom=\$430
- 3 bedroom=\$645
- 4 bedroom=\$860
- 5 bedroom=\$1075

1 bedroom

Municipality	\$ -	\$ 25,000.00	\$ 75,000.00	\$ 125,000.00	\$ 175,000.00	\$ 225,000.00	\$ 300,000.00
Surfside	\$ 90.00	\$ 142.21	\$ 255.71	\$ 369.21	\$ 482.71	\$ 596.21	\$ 766.46
James Island	\$ 55.00	\$ 81.45	\$ 138.95	\$ 196.45	\$ 253.95	\$ 311.45	\$ 397.70
Georgetown City	\$ 64.80	\$ 125.75	\$ 258.25	\$ 390.75	\$ 523.25	\$ 655.75	\$ 854.50
North Mytle Beach	\$ 65.70	\$ 103.70	\$ 198.70	\$ 293.70	\$ 388.70	\$ 483.70	\$ 626.20
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Summerville	\$ 160.00	\$ 217.50	\$ 342.50	\$ 467.50	\$ 592.50	\$ 717.50	\$ 905.00
Edisto Island	\$ 180.00	\$ 251.30	\$ 406.30	\$ 561.30	\$ 716.30	\$ 871.30	\$ 1,103.80
Beaufort	\$ 235.00	\$ 314.35	\$ 486.85	\$ 659.35	\$ 831.85	\$ 1,004.35	\$ 1,263.10
Kiawah Island- R2/R3	\$ 285.00	\$ 348.25	\$ 485.75	\$ 623.25	\$ 760.75	\$ 898.25	\$ 1,104.50
Mount Pleasant	\$ 290.00	\$ 327.03	\$ 407.53	\$ 488.03	\$ 568.53	\$ 649.03	\$ 769.78
Hilton Head	\$ 342.50	\$ 381.60	\$ 466.60	\$ 551.60	\$ 636.60	\$ 721.60	\$ 849.10
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City of Charleston	\$ 368.82	\$ 458.52	\$ 653.52	\$ 848.52	\$ 1,043.52	\$ 1,238.52	\$ 1,531.02
Folly Beach	\$ 460.00	\$ 523.25	\$ 660.75	\$ 798.25	\$ 935.75	\$ 1,073.25	\$ 1,279.50
Kiawah Island - R1	585	1286.5	\$ 807.65	\$ 960.15	\$ 1,112.65	\$ 1,265.15	\$ 1,493.90
Sullivans Island	\$ 1,000.00	\$ 1,207.00	\$ 1,657.00	\$ 2,107.00	\$ 2,557.00	\$ 3,007.00	\$ 3,682.00

3 bedroom

Municipality	\$ -	\$ 25,000.00	\$ 75,000.00	\$ 125,000.00	\$ 175,000.00	\$ 225,000.00	\$ 300,000.00
Surfside	\$ 90.00	\$ 142.21	\$ 255.71	\$ 369.21	\$ 482.71	\$ 596.21	\$ 766.46
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Mount Pleasant	\$ 290.00	\$ 327.03	\$ 407.53	\$ 488.03	\$ 568.53	\$ 649.03	\$ 769.78
Hilton Head	\$ 342.50	\$ 381.60	\$ 466.60	\$ 551.60	\$ 636.60	\$ 721.60	\$ 849.10
Isle of Palms	\$ 350.00	\$ 455.80	\$ 685.80	\$ 915.80	\$ 1,145.80	\$ 1,375.80	\$ 1,720.80
City of Charleston	\$ 368.82	\$ 458.52	\$ 653.52	\$ 848.52	\$ 1,043.52	\$ 1,238.52	\$ 1,531.02
Kiawah Island - R1	\$ 585.00	1286.5	\$ 807.65	\$ 960.15	\$ 1,112.65	\$ 1,265.15	\$ 1,493.90
Folly Beach	\$ 890.00	\$ 953.25	\$ 1,090.75	\$ 1,228.25	\$ 1,365.75	\$ 1,473.25	\$ 2,233.75
Sullivans Island	\$ 1,000.00	\$ 1,207.00	\$ 1,657.00	\$ 2,107.00	\$ 2,557.00	\$ 3,007.00	\$ 3,682.00

5 bedroom

Municipality	\$ -	\$ 25,000.00	\$ 75,000.00	\$ 125,000.00	\$ 175,000.00	\$ 225,000.00	\$ 300,000.00
Surfside	\$ 90.00	\$ 142.21	\$ 255.71	\$ 369.21	\$ 482.71	\$ 596.21	\$ 766.46
James Island	\$ 55.00	\$ 81.45	\$ 138.95	\$ 196.45	\$ 253.95	\$ 311.45	\$ 397.70
Georgetown City	\$ 64.80	\$ 125.75	\$ 258.25	\$ 390.75	\$ 523.25	\$ 655.75	\$ 854.50
North Mytle Beach	\$ 65.70	\$ 103.70	\$ 198.70	\$ 293.70	\$ 388.70	\$ 483.70	\$ 626.20
Atlantic Beach	\$ 100.00	\$ 744.00	\$ 173.00	\$ 223.00	\$ 273.00	\$ 323.00	\$ 398.00
Charleston County	\$ 130.00	\$ 156.45	\$ 213.95	\$ 271.45	\$ 328.95	\$ 386.45	\$ 472.70
Myrtle Beach	\$ 145.00	\$ 283.00	\$ 583.00	\$ 883.00	\$ 1,183.00	\$ 1,483.00	\$ 1,933.00
Summerville	\$ 160.00	\$ 217.50	\$ 342.50	\$ 467.50	\$ 592.50	\$ 717.50	\$ 905.00
Edisto Island	\$ 180.00	\$ 251.30	\$ 406.30	\$ 561.30	\$ 716.30	\$ 871.30	\$ 1,103.80
Beaufort	\$ 235.00	\$ 314.35	\$ 486.85	\$ 659.35	\$ 831.85	\$ 1,004.35	\$ 1,263.10
Kiawah Island- R2/R3	\$ 285.00	\$ 348.25	\$ 485.75	\$ 623.25	\$ 760.75	\$ 898.25	\$ 1,104.50
Mount Pleasant	\$ 290.00	\$ 327.03	\$ 407.53	\$ 488.03	\$ 568.53	\$ 649.03	\$ 769.78
Hilton Head	\$ 342.50	\$ 381.60	\$ 466.60	\$ 551.60	\$ 636.60	\$ 721.60	\$ 849.10
Isle of Palms	\$ 350.00	\$ 455.80	\$ 685.80	\$ 915.80	\$ 1,145.80	\$ 1,375.80	\$ 1,720.80
City of Charleston	\$ 368.82	\$ 458.52	\$ 653.52	\$ 848.52	\$ 1,043.52	\$ 1,238.52	\$ 1,531.02
Kiawah Island - R1	\$ 585.00	1286.5	\$ 807.65	\$ 960.15	\$ 1,112.65	\$ 1,265.15	\$ 1,493.90
Sullivans Island	\$ 1,000.00	\$ 1,207.00	\$ 1,657.00	\$ 2,107.00	\$ 2,557.00	\$ 3,007.00	\$ 3,682.00
Folly Beach	\$ 1,320.00	\$ 1,383.25	\$ 1,520.75	\$ 1,658.25	\$ 1,795.75	\$ 1,903.25	\$ 3,093.75

Fee By Gross Receipts

- **EXAMPLE ONLY**

- Mean gross receipts are \$57,278.65.
 - Median gross receipts are \$51,000.
 - 232 licensees report \$0-2000 income.
 - 263 licensees report \$3,000 to \$50,000.
 - 328 licensees report \$51,000 to \$100,000.
 - 138 licensees report \$101,000-\$150,000.
 - 31 licensees report \$151,000-\$200,000.
 - 12 licensees report \$201,000-\$250,000
 - 5 licensees report \$251,000-\$300,000
 - 4 licensees report over \$300,000
 - Cumulative 2021 gross receipts reported for STR on Folly are \$58,023,276.
- $\$58,023,276 / \$1,013,089 = \$17.46 = \text{\textcolor{red}{\$17.50 per thousand of gross income.}}$

Gross Estimated Fees By Income								
Municipality	\$ -	\$ 25,000.00	\$ 75,000.00	\$ 125,000.00	\$ 175,000.00	\$ 225,000.00	\$ 300,000.00	
Surfside	\$ 90.00	\$ 142.21	\$ 255.71	\$ 369.21	\$ 482.71	\$ 596.21	\$ 766.46	
James Island	\$ 55.00	\$ 81.45	\$ 138.95	\$ 196.45	\$ 253.95	\$ 311.45	\$ 397.70	
Georgetown City	\$ 64.80	\$ 125.75	\$ 258.25	\$ 390.75	\$ 523.25	\$ 655.75	\$ 854.50	
North Mytle Beach	\$ 65.70	\$ 103.70	\$ 198.70	\$ 293.70	\$ 388.70	\$ 483.70	\$ 626.20	
Atlantic Beach	\$ 100.00	\$ 744.00	\$ 173.00	\$ 223.00	\$ 273.00	\$ 323.00	\$ 398.00	
Charleston County	\$ 130.00	\$ 156.45	\$ 213.95	\$ 271.45	\$ 328.95	\$ 386.45	\$ 472.70	
Myrtle Beach	\$ 145.00	\$ 283.00	\$ 583.00	\$ 883.00	\$ 1,183.00	\$ 1,483.00	\$ 1,933.00	
Summerville	\$ 160.00	\$ 217.50	\$ 342.50	\$ 467.50	\$ 592.50	\$ 717.50	\$ 905.00	
Edisto Island	\$ 180.00	\$ 251.30	\$ 406.30	\$ 561.30	\$ 716.30	\$ 871.30	\$ 1,103.80	
Beaufort	\$ 235.00	\$ 314.35	\$ 486.85	\$ 659.35	\$ 831.85	\$ 1,004.35	\$ 1,263.10	
Kiawah Island- R2/R3	\$ 285.00	\$ 348.25	\$ 485.75	\$ 623.25	\$ 760.75	\$ 898.25	\$ 1,104.50	
Mount Pleasant	\$ 290.00	\$ 327.03	\$ 407.53	\$ 488.03	\$ 568.53	\$ 649.03	\$ 769.78	
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Isle of Palms	\$ 350.00	\$ 455.80	\$ 685.80	\$ 915.80	\$ 1,145.80	\$ 1,375.80	\$ 1,720.80	
City of Charleston	\$ 368.82	\$ 458.52	\$ 653.52	\$ 848.52	\$ 1,043.52	\$ 1,238.52	\$ 1,531.02	
Kiawah Island - R1	\$ 585.00	1286.5	\$ 807.65	\$ 960.15	\$ 1,112.65	\$ 1,265.15	\$ 1,493.90	
Sullivans Island	\$ 1,000.00	\$ 1,207.00	\$ 1,657.00	\$ 2,107.00	\$ 2,557.00	\$ 3,007.00	\$ 3,682.00	
Folly Beach	\$ 262.50	\$ 745.75	\$ 1,620.75	\$ 2,495.75	\$ 3,370.75	\$ 4,245.75	\$ 5,558.25	