



SHORT TERM RENTALS

The City of East Point's Mayor and Council adopted three (3) Short-Term Rental Ordinances after listening to residents, reviewing practices/ordinances enacted in other cities and review of our existing ordinances, policies, and practices.

Ordinance No. 159-020 was adopted October 27, 2020 to Amend Division II, Part 11, To Add Chapter 9: Rental Dwellings to Provide for the Licensure of Short-Term Lodging Businesses Known as "Whole House Lodging" and "Homestay Lodging" with Prescribed Conditions and To Add Definitions.

Ordinance No. 150-020 was adopted December 29, 2020 to Amend Part 10 Zoning Code and Development Regulations, Chapter 2 – Zoning Regulations, Article A. – Definitions and Article C. – Zoning Text, District Classifications and Boundaries to establish provisions for Home Stay Lodging in the following Zoning Districts: AG, R-1, R-L, R-1A, R-2, R-3, R-4, R-T, CR, CUP, E-I, M-I and MIX.

Ordinance No. 149-020 was adopted December 29, 2020 to Amend Part 10 Zoning Code and Development Regulations, Chapter 2 – Zoning Regulations, Article A. – Definitions and Article C. – Zoning Text, District Classifications and Boundaries to establish provisions for Whole House Lodging in the following Zoning Districts: R-1A, R-2, R-3, R-4, R-T and CR.

These Ordinances provide for Definitions, Permitted Zoning Districts, Permitting and Licensing procedures, Required Fees, Enforcement, and other guidelines.

Short Term Lodging is defined as an accommodation for transient guests where, in exchange for compensation, a dwelling unit is provided for lodging for a short period of time, not to exceed twenty-nine (29) consecutive days.

Whole-house Lodging is defined as a business engaged in the rental of an entire dwelling unit that provides lodging for pay, for a maximum continuous period of twenty-nine (29) days, that does not include serving food. Whole house lodging uses are exempt from the definition of family.

Homestay Lodging is defined as a business engaged in the rental of individual bedrooms within a dwelling unit that serves as a host's principal residence, including any single-family or accessory apartment, that provides lodging for pay, for a maximum continuous period not to exceed twenty-nine (29) consecutive days, that does not include serving food, and to which the definition of family does not apply.

Annual fees:

- 1) Homestay Lodging License - \$75.00
- 2) Whole-house Lodging License - \$150.00

The City will be working with a **3rd Party vendor** on the intergovernmental coordination, enforcement, and a taxation component to be implemented soon. **For questions**, please contact the Zoning Division of the Planning & Community Development Department at **404.270.7029** or **zoning@eastpointcity.org**.