

Short-Term Rentals FAQs

1) What is considered a short-term rental (STR)?

Short-Term Rental. The rental, lease, or offer to make available, any attached or detached residential dwelling unit, or portion thereof, by way of a rental agreement, lease, license, or any other means, (whether oral or written) for compensation or consideration, for a duration that is less than 28 consecutive days.

2) Where are short-term rentals allowed?

Short term rentals are allowed in the following zoning districts: GB, O-I, CB, and TC. Short-term rentals are also allowed at Chetola Resort and the Royal Oaks Condominiums. A map is provided on the Town's website at this link: <https://www.townofblowingrocknc.gov/home/showdocument?id=11021>

3) Is a permit required for short-term rental use?

A zoning permit is required to change use categories from single-family to short-term rental to verify that STR use is allowed in the particular zoning district and that parking and other requirements are met.

In areas where short-term rental is already allowed, like Chetola Resort condominiums, a permit is not required.

4) What is the penalty for renting short-term in areas where it is not permitted?

A civil penalty of \$500.00 per day can be enforced for illegal short-term rentals.

5) What general requirements are there for short-term rental properties?

- An off-street parking space for each bedroom with dimensions of 9 feet by 18 feet.
- A posted 911 address
- Smoke detectors and carbon monoxide detectors to meet NC Building Code
- A local contact person or management company available to respond to complaints or emergencies within 1 (one) hour.

6) Does the short-term rental ordinance prevent family from using your home?

No. The Owner's family members are allowed to use the home on occasions but not for exchange of compensation or other consideration.

7) Are STR owners required to pay occupancy taxes to the Town of Blowing Rock?

Yes. STR owners are required to submit to the Town a 6% occupancy tax on rentals of any period less than 90 days. Payments must be made by the 20th of each month following the month of collection.

8) How do I file a complaint about a legally permitted short-term rental?

If the complaint is in reference to on-street parking, at-large pets, loose garbage, noise, or parties, please call the Blowing Rock Police at 828-295-5210.

9) How do I file a complaint about a suspected illegal short-term rental?

Please call the Planning and Inspections Office at 828-295-5240.

10) If I want to purchase a property where short-term rentals are permitted, do I need to obtain a new permit?

No. The approval transfers to the new property owner but some changes may be needed related to emergency contact numbers.

11) Does my permit for short-term rental expire?

A valid permit does not expire and the short-term rental use may be continued indefinitely as long as the terms and conditions of the permit are maintained. In rare instances, a permit can be revoked if the permit recipient fails to maintain the property consistent with the submitted plans, permit conditions, or requirements of the Land Use Code.

12) What happens if someone fails to comply with the rules applicable to short-term rentals?

The permit recipient can receive a civil penalty of up to \$500 and/or the permit can be revoked.