



**MINUTES
PUBLIC SERVICES & DEVELOPMENT COMMITTEE
WEDNESDAY, JANUARY 17, 2024
5:00PM**

Members Present: Dan Ruff (Chair), Tim Roseborough,
Peggy Swearingen

Others Present: Synithia Williams (Deputy Administrator)

I. Call To Order

Mr. Ruff called the meeting to order at 5:00pm.

II. Invocation

The invocation was led by Councilwoman Swearingen.

III. Approval of Agenda

Motion made by Councilman Roseborough, seconded by Councilwoman Swearingen to approve the agenda. ***The motion carried 3-0.***

IV. Short Term Rental Recommendations

Mrs. Williams said Mrs. Johnson had a previous appointment and sent her apologies for not being at the meeting. Mrs. Williams referred to the hand-out before them explaining the process by which the recommendations were made and it included the recommendations.

PLEASE SEE ATTACHED

She referred to the hand-out regarding the public meeting they had in November 2023. There was great dialogue and they received written comments and responded to them. Council had a copy but they had not been released to the public as of yet but would be upon the recommendation of the committee/Council approval. Some of the things that came from the public meeting was requiring a maximum occupancy number (Airbnb already had that in place). As a part of the application process, the owner would include that number for their short term rental. They would receive a decal to be placed on the front of the property that would include that number and would make it easier for the Sheriff's Office/Code Enforcement. Another concern was parking and garbage disposal and they would require the owner to provide that plan. They recommended decreasing the 150 mile radius to 50 miles for the person responsible for the rental in relation to their primary residence for easier access in the event there was an issue. They would not change the tax base or tax use unless the dwelling was identified as a non-primary residence. Regarding safety issues, they discussed them when they met



Fairfield County Public Service Committee Meeting

Fairfield County Government Complex

January 17, 2023

How Did We Get Here?

Request was made to Fairfield County Council to address short term rentals.

County Council directed Fairfield County Administration to investigate.

We requested information from other Counties and reviewed model ordinances from SC Association of Counties and other local governments.

An internal work group was created to discuss a proposed ordinance.

- Administration, Community Development, Code Enforcement, Sheriff's Office, Fire Service, Magistrate's Office

Results of Internal Review and Discussion

Multiple factors influence the review and regulation of short term rentals:

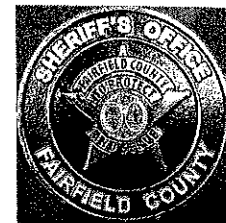
- SC Bill H. 3253 – A Bill introduced in January 2023 to prohibit municipal and county governing bodies from enacting or enforcing an ordinance that prohibits the rental of a residential dwelling (In committee)
- SC Bill S. 953 -A bill introduced January 2024 to amend the South Carolina code of laws by adding section 6-1-2100 so as to provide definitions related to lodging marketplaces; by adding section 6-1-2110 so as to prohibit a governing body from prohibiting short-term rentals except under certain circumstances;
- Fairfield County collects accommodations tax revenue from short term rentals which is used to promote tourism
- Limitations with staff when it comes to the enforcement of short term rentals

Results of Internal Review and Discussion

We don't recommend banning short term rentals in Fairfield County.

We do recommend the creation of standards when it comes to short term rentals within the County.

Standards will be regulated and enforced through the Community Development Department and the Fairfield County Sheriff's Office.



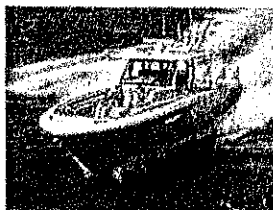
What Is a Short Term Rental

Any overnight stays in a B&B, VRBO, Air B&B, Home Away, Hotel or any other structure that provides short term stays that do not exceed 30 days.



Structures that do not qualify as short term rentals.

Tents, recreational vehicles, campers, boats, yurts or any structure that does not provide electricity and bathroom accommodations.



Proposed Short Term Rental Requirements

A short term rental permit is required.

If applicable, the owner must verify that their home owners association allows short term rentals.

A Fairfield County Business Registration is required.

Owner must pay the 3% accommodation tax and the 2% hospitality tax for the sale of foods and beverages, if applicable.

If there is a change in ownership, the new owner is required to obtain a short term rental permit and pay the accommodation and hospitality taxes within 30 days.



Proposed Short Term Rental Requirements



The owner must identify a local management company or individual who's located within a 150 mile radius and available within 24 hours.

Anyone under the age of 21, will not qualify to rent the property unless they are accompanied by an adult.

A short term rental would be allowed in all zoning districts, but industrial.

The owner is required to verify the short term rental meets all building code requirements.

If the rental permit expires, the owner has 7 days to bring the rental into compliance.

Proposed Short Term Rental Requirements

Suspected violations can be reported to the Fairfield County Sheriffs Office or the code enforcement section of the Community Development department.

Fines imposed for violations:

- 1st offense \$150.00
- 2nd offense \$300.00
- 3rd offense \$500.00 fine, and all operations of the rental will cease for 6 months. A stop rental decal be affixed. A letter will be sent to the owner that their short terms permit has been revoked.



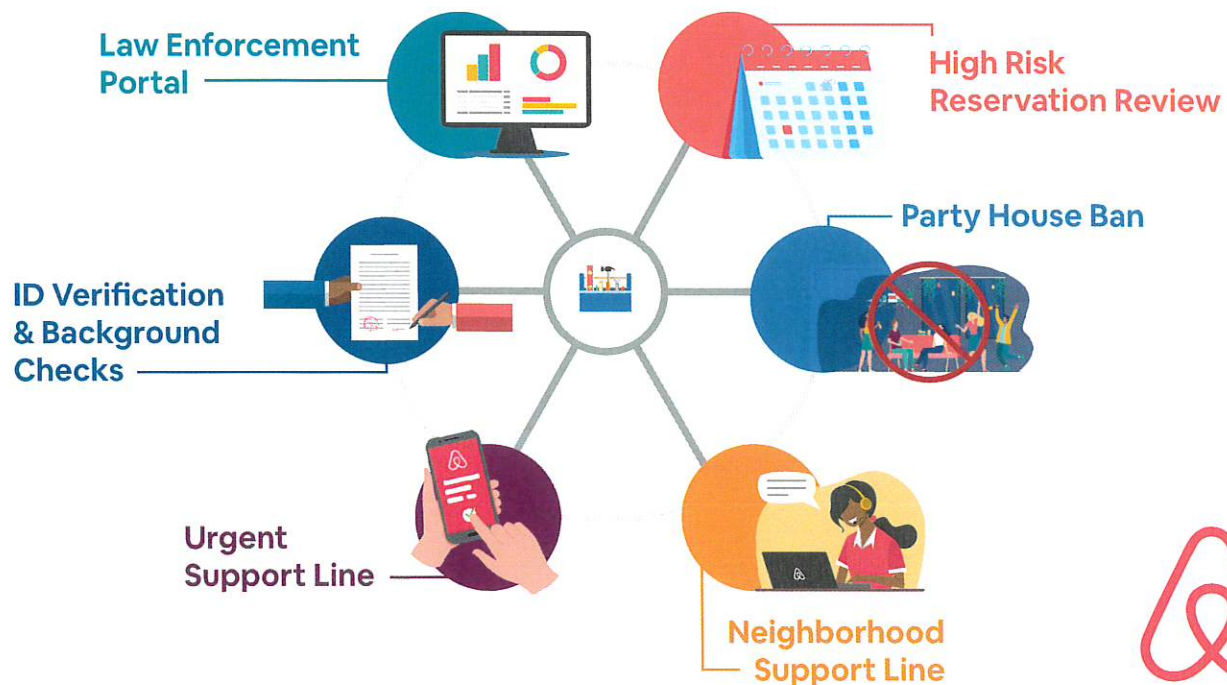
Airbnb is committed to trust and safety

On any given night, **2 million** people stay in homes listed on Airbnb in **100,000** cities all over the world.

There are more than **5.6 million** listings in **220** countries and regions to choose from—**that's more than the top five hotel chains combined.**

What makes all of that possible? **Trust.**

Trust & Safety tools



Learn more about our Trust & Safety tools



Law Enforcement Portal

Provides a secure, streamlined channel for law enforcement to submit valid legal requests for information from Airbnb.

High Risk Reservation Review

A data-driven system for flagging and stopping potentially problematic reservations.



Party House Ban

Global Party Policy for all parties and events at Airbnb listings. Focus on Hosts who condone or don't act to stop parties. Suspensions and removals facilitated based on reports from communities.

Neighborhood Support Line

Tool for community members to reach Airbnb and report any issues with listings in their neighborhood. Open to all. No Airbnb account needed to submit a concern.



Urgent Support Line

A one-touch feature in the in-app Airbnb Safety Center that provides direct access to our highly trained Community Support Safety team, for Hosts and guests in emergency situations during active reservations.

ID Verification & Background Checks

Technologies to help verify you are who you say you are. All U.S. Hosts and guests undergo identity verification before transacting on our platform. Specific criminal convictions prevent use of Airbnb.



For assistance, visit
airbnb.com/LERT



Pending

1. Animal Ordinance.

2. Sec. 4-5. Dog Licensing. Page 4.

(A) All dogs over the age of 4 months of age must be licensed on January 1st of each year. Proof of current rabies vaccination must be shown.

1. If the dog has been spay or neutered a fee of \$8 per year or a Life time fee of \$50. Proof of spay/neuter must be shown.
2. Discount licensing for residents of 65 years of age, \$3 annually or \$5 life time if unaltered. Unaltered dog \$10. Must show proof of ownership.
3. The cost to register a fertile pet is \$60 a year there is no Life time option.
4. Prior to getting a life time license, proof must be showed of a current rabies vaccination from a licensed veterinarian, have a microchip and/or a tattoo.
5. Licenses can be purchased from FCAC. Violators can be cited a Maxine of \$300.

3. Sec. 4-9. Animal Care Generally, Page 6.

(F) It shall be unlawful to house/leave a dog in a crate (wire or pet carrier) on a porch, in a yard or property exposed to inclement weather such as but limited to heat/cold or rain.

4. Sec. 4-20 Closely populated areas, Page 10.

(b) Delete age of dog.

Pre-Approved

1. Animal Ordinance; Page 11; Section 4-16 (c) (3):

Delete DNR References

2. DOGS HOUSED OUTSIDE

All dogs that are housed outside (excluding the animals listed in section C of page 11) must also be micro-chipped. And spayed and neutered. Collar with the owner's information is already required.

3. BREEDERS

- Certification showing the dog is a pure bred from a reputable organization.
- Veterinary report for each animal stating the dog is healthy for breeding and vaccinations are current.
- The owner will register with the County as a kennel breeder and pay \$150 (annually) registration fee.

4. SHOW DOGS

- The owner should register all show dogs with the County and pay \$50 (annually) registration fee.
- Show proof that the dog is recognized as a show dog.
- Veterinary report indicating vaccinations are current.

5. HUNTING DOGS

- Register with the County for the registration fee of \$50 (annually).
- Dogs must have a reflective collar with the owner information and proof of vaccinations.
- Includes dogs in the hound group and sporting dog categories that are recognized by The American Kennel Club.

FAILURE TO REGISTER BREEDERS, SHOW DOGS, AND HUNTING DOGS WILL RESULT IN THE SPAY OR NEUTER OF THE ANIMAL, IF PICKED UP BY COUNTY ANIMAL CONTROL.

6. Section 4-2 page 3: should refer to dogs
7. Section 4-8 (5); page 6: Delete
8. Section 4-8 (9); page 6: should use the word "dog" instead of "animal"
9. Section 4-9 (c); page 6: may have to delete. Must check the law first.
10. Section 4-8 (9) (d); page 6: should say "dog"

with Nick Martinez (Airbnb rep) and he said their recommendations were very similar to what they were seeing around the country. He also shared some of their safety tools, which was given to Council. **PLEASE SEE ATTACHED.**

Mrs. Swearingen referred to a public comment regarding the fines being too low. She wanted to know if they could be increased. Mrs. Williams said it could be increased but according to the Magistrate's office, the judge could decrease the fine and there would be no guarantee that any additional funding would come back to the county. Any legal activities would be filed under criminal law and not civil. Mr. Ruff asked if they could change the fines to first offense \$300, second offense \$400, and third \$500 and Mrs. Williams agreed to include that recommendation. Motion made by Councilman Roseborough, seconded by Councilwoman Swearingen to forward the recommendations to full Council. ***The motion carried 3-0.***

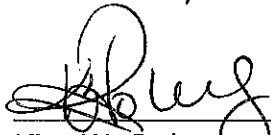
V. Animal Control Ordinance Recommendations

Mrs. Williams invited Director Jo Ann Shaw to join the meeting and referred to the hand-outs given to Council – one with pre-approved recommendations and the other with pending recommendations. **PLEASE SEE ATTACHED.**

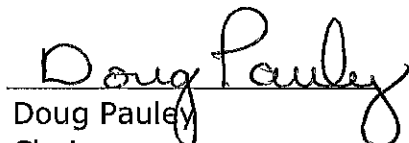
Mr. Roseborough said the fees would be like another tax for the citizens that were dog owners. Mrs. Williams said it was similar to the registration fees in neighboring counties – Richland, Kershaw, etc. Ms. Shaw said it was to help the animal get back to the owner. Registered/microchipped animals would be returned at a faster rate. Mr. Roseborough asked if a dog was picked up and no one claimed it, would it be spayed or neutered and Ms. Shaw said yes, that was already in the ordinance. The dog would still be spayed/neutered but returned to the owner faster with registration/microchip. Motion made by Councilwoman Swearingen, seconded by Councilman Ruff. ***The motion carried 2-1 with Councilman Roseborough voting in the negative.***

VI. ADJOURN

At 5:26pm, Councilwoman Swearingen made a motion to adjourn, seconded by Councilman Roseborough.



Kim W. Roberts, Ed. D.
Clerk to Council



Doug Pauley
Chairman