

Short Term Rental Information

Interest in short term rentals (STRs), many of which are advertised on platforms such as VRBO and Airbnb, have increased over the last several years both from residents concerned about such uses operating in their neighborhoods and from individuals wishing to acquire properties for such use or utilizing their property for such use. Short-term rentals are understood to be any rental that is offered for rent for a period of less than thirty (30) consecutive days (you will occasionally see definitions that lower this number to 25 - 28 days). Most STRs operate within residential neighborhoods inside of single, two unit, and multi-unit dwellings.

In recent years, many jurisdictions have adopted standards regulating STRs; some cities prohibit them entirely via zoning or business code regulation, others have licensing requirements but otherwise allow them to operate, and others allow them to operate subject to strict requirements. Other jurisdictions have moratoriums on such use to give them time to study their options.

Below is a breakdown of five local jurisdictions and their policies regarding STRs:

Beavercreek

- STR is defined as all or any portion of a residential dwelling unit for dwelling, lodging, or sleeping purposes intended for travel and tourism occupied for a renter for a period of less than thirty (30) consecutive days.
- Short-term rental license required.
- \$100 fee – valid for two years.
- STR subject to the city's 3% hotel/motel/STR tax.
- Prohibited in plats where restrictive covenants do not allow such uses (i.e. HOA's).

Centerville

- STR is defined as any room or dwelling unit that is rented wholly or partially to transients for a fee; for dwelling, lodging or sleeping purposes; for no more than twenty-nine (29) consecutive days by persons other than the permanent occupant or owner; from which the permanent occupant or owner receives monetary compensation whether such compensation is paid directly by the short-term guest or is collected and remitted to the permanent occupant or owner by a hosting platform.
- Short-term rental license required.
- \$100 fee – valid for one year.
- STR subject to the city's 3% hotel/motel/STR tax.

- STRs only permitted to operate in the City's Architectural Preservation zoning district.

Kettering

- Based on current zoning code language, such uses are not permitted within most zoning districts in the City except in areas where Motels are permitted unless the uses are operated in ways that comply with standards for Bed & Breakfasts or if someone is renting out a bedroom in a dwelling they otherwise occupy. However, due to issues related to how such uses are defined, the current regulations in Kettering's Codified Ordinances are not enforceable, so these uses are permitted by default in Kettering's residential zoning districts.
- In January of 2024 the City Council directed staff to enact regulations similar to Xenia, which allows STRs with minimal regulations.
- The standards have not yet been enacted but are part of a zoning code amendment that is currently going through the review and approval process with the Planning Commission.
- Once approved, Kettering will **not** require a license and fee.
- Their definition of an STR will be a dwelling unit or a room or rooms within a dwelling unit where sleeping accommodations are offered for consideration to Short Term Rental guests for fewer than twenty-eight (28) consecutive days.
- Kettering does not currently have a lodging tax but does collect tax based on STRs being a business operation.
- Based on data collected, they have an estimated 99 STRs in Kettering and have received very few complaints over the past few years. The main complaint was concerns about the conversion of existing rental units into STRs (4), concerns about not knowing who is staying at the STRs (3), loud parties (2) and vehicles parking in the street (1).

Waynesville

- STR is defined as any room or dwelling that is rented wholly or partly for a fee for less than thirty (30) consecutive days by persons other than the owner from which the owner receives monetary compensation, whether such compensation is paid directly by short term rental guest or is collected and remitted to the owner by a hosting platform.
- Short-term rental license required.
- \$100 fee – valid for one year.
- STR subject to the village's 3% Lodging Excise tax.

Xenia

- STR defined as a dwelling unit, a room or rooms within a dwelling unit, or an accessory dwelling unit where sleeping accommodations are offered for consideration to Transient Guests for less than thirty (30) consecutive days.
- Currently Xenia does not require a STR registration or license.
- Currently they do not collect a lodging tax. Law Director is working on it, however; it has been put on the “back burner”.

Yellow Springs

- STR is defined as a dwelling unit, a room or rooms in a dwelling unit, or an accessory dwelling unit where sleeping accommodations are offered for consideration to people occupying a room or rooms for less than thirty (30) consecutive days. Other terms used: Bed & Breakfasts, Transient Guest Lodging.
- Permitted but heavily restricted. Considered conditional uses and spacing requirements (500’ minimum spacing between STRs) limit the number they may operate.
- Approval of a Conditional Use application.
- Transient Occupancy Registration Certificate required.
- \$100 fee – valid for one year.
- STR subject to the village’s 3% Lodging Excise Tax