

STR Task Force FAQs

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Q: Why isn't the STR Task Force talking about hosted STRs and primary residence STRs? / Is the Task Force talking about hosted STRs and primary residence STRs?

A: The Chapel Hill Town Council has created and charged the STR Task Force to focus only on dedicated STRs--those properties that never have a primary occupant. However, outside of the Task Force, Town staff is considering ordinance provisions for hosted and unhosted STRs of primary residence and considering specific areas such as safety and registration. Additional ordinance provisions the Task Force discusses will be layered on top of this for dedicated STRs specifically.

Q: I homeshare/homestay on my property during the guest's stay. Is the Task Force talking about my property?

A: No. However, a future ordinance will likely include provisions for your hosted rental with provisions on safety, registration, and occupancy tax.

Q: I rent my primary residence and am not at the property during the guest's stay. Is the Task Force talking about my property?

A: No. However, a future ordinance will likely include provisions for your unhosted rental with provisions on safety, registration, and occupancy tax.

Q: Can the Task Force make recommendations that limit the number of permits issued per property owner or limit the number of permits issued to only those who live in the area?

A: No. The Task Force's recommendations must be tied to zoning, not who is the property owners.

Q: Why isn't the Task Force talking about nuisance issues – noise, parking and trash?

A: Chapel Hill already has a nuisance ordinance in place that governs all properties. The Town Council removed this from our conversation as the Town considers changing from a criminal path of enforcement of this ordinance to a civil path, which will improve enforcement for all properties.

Q: Why isn't the Task Force talking about occupancy tax?

A: Chapel Hill's and Orange County's occupancy tax requirement already applies to short-term rentals.

Q: Do the Task Force's decisions dictate the final ordinance?

A: No. The Task Force is only making recommendations for the advisory boards and Council to consider. After our findings are presented to the Council, the Council will direct the Planning Department to draft an ordinance for Council approval. This process will involve several other checkpoints and opportunity for public input. The Planning Department will supply a timeline of these milestones at the end of this meeting.