



Information and Frequently Asked Questions About Southport Short-Term Vacation Rental and Homestay Regulations

In Southport, the new short term rental regulations recognize two types of short term rentals, Homestay and Short Term Vacation Rental. All short-term vacation rentals and homestays require an annual valid zoning permit. A short-term rental zoning permit application may be completed online on the City of Southport's OpenGov Viewpoint Cloud permitting portal. See the links below.

Homestay Zoning Permit Application:

<https://southportnc.viewpointcloud.com/categories/1080/record-types/6460>

Short-Term Vacation Rental Zoning Permit Application:

<https://southportnc.viewpointcloud.com/categories/1080/record-types/6459>

For questions, please contact the Planning Department by email

Tlloyd@CityofSouthport.com or call 910-457-7925.

Click here to review Southport's new short-term vacation rental and homestay regulations: <https://cityofsouthport.com/unified-development-ordinance/>

Homestay means a private, resident occupied dwelling unit, with up to two guest rooms where overnight lodging accommodations are provided to transients for compensation and where the use is subordinate and incidental to the main residential use of the building. A homestay is considered an accessory "Lodging" use and the permanent resident is present during the rental stay.

A Homestay rental is a permitted use in R-10, R-20, MF and Planned Unit Development (PUD) zoned areas.

Short-term vacation rental means a dwelling unit with up to six guest rooms that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than 30 days. A short-term vacation rental is considered a non-residential "Lodging" use and the owner is not required to be present during the rental stay.

A Short-Term Vacation Rental is a permitted use in the Central Business District, Business District and PUD zoned areas and is a grandfathered nonconforming use within residentially zoned areas for residential properties operating as a legal Short Term Vacation Rental prior to July 8, 2021.

Established legally operating Short Term Vacation Rental properties in residentially zoned areas with verifiable bookings prior to July 8, 2021 are grandfathered as a legal nonconforming use and may continue to operate with the following provisions:

- Complete the application process for a Nonconforming Short-Term Vacation Rental zoning permit by September 7, 2021.
- Continuing to meet the requirements for maintaining the nonconforming grandfathered status for a Short-Term Vacation Rental in a residentially zoned area outlined in the ordinance.
- The grandfathered status for a nonconforming legally operating Short Term Vacation Rental property in a residentially zoned area is transferable when the property is sold with the following provisions:
 1. A valid Short Term Vacation Zoning Permit exists at time of sale and the zoning permit is maintained and updated by the new property owner of record.
 2. The use continues in accordance with the provisions stated in the ordinance.