



GREENSBORO
NORTH CAROLINA

PLANNING

ZONING PERMIT – SHORT TERM RENTAL

As of April 1, 2024 all Short Term Rentals in Greensboro must have an approved Zoning Permit. Permits may be issued for either Homestay Rentals (only renting some rooms) or Whole House Rentals (can rent entire residence). A new permit is required within 30 days if there is a change in property ownership or identified operator. Short Term Rentals are subject to all provisions of Section 30-8-10.4. U of the Greensboro Land Development Ordinance and all applicable Local and State regulations related to residential rentals.

As of February 18, 2025, Short Term Rentals in single-family dwellings and duplexes are no longer required to be at least 750 feet from one another. Short Term Rentals located in multi-family buildings in existence between January 1, 2023, and December 31, 2023, that do not meet the current multi-family requirements can be permitted as nonconforming uses. Such uses may be exempt from the new multi-family regulations with the provision of evidence (rental receipts, proof of listings, rental contracts, etc.) of rentals of 30 days or less during this time period.

The zoning permit fee is \$200 and will be paid at the time of this application's submission. This permit fee is non-refundable once submitted.

Address of Short Term Rental _____

Type of Rental – Homestay (only renting some rooms) or Whole House (allows rental of entire residence)? _____

Does Rental Include an Accessory Dwelling Unit - Y or N? _____

Total Number of Bedrooms to be Rented? (include any bedrooms in ADU) _____

Maximum Number of Persons (18 years+) allowed at any one time? _____

Is Rental part of a multiunit residential building? - Y or N? _____

*(Multiunit buildings include triplexes, apartments, townhomes and condominiums)

Property Owner(s) Name(s)

*(if owned by LLC or Trust please also provide State registration and name of person authorized to sign on behalf of corporation or trust)

Address of Property Owner(s) (if different from rental address)

Contact Information for Property Owner – include both email and phone number that can receive texts and messages

Name of Short Term Rental Operator (if rental not operated by property owner)

Address of Short Term Rental Operator _____

Contact Information for Short Term Rental Operator – include both email and phone number that can receive texts and messages

Did this Short Term Rental (if located in a multi-family building) exist and was active between January 1, 2023 and December 31, 2023 for rentals of 30 days or less? (if Yes please upload supporting documents when submitting this application) _____

Acknowledgement of Greensboro Standards. As part of the approval of the Short Term Rental Zoning Permit I understand and agree to the following:

____ I agree that all information provided in this permit application is true and accurate and that a new zoning permit will be required within 30 days of any changes in ownership or operator or relevant contact information.

____ I agree that I have Liability Insurance for this property that includes coverage of at least \$1 million dollars per occurrence and any issues that occur on this property are the responsibility of the property owner/short term rental operator and not the City of Greensboro.

____ I agree to abide by all applicable Federal, State and local ordinances and laws, including but not limited to minimum housing, building and fire codes,

civil and criminal codes and fair housing and discrimination laws.

___ I agree to pay all applicable occupancy and other taxes associated with the rental of the property

___ I agree to prominently post the required zoning permit inside the rental and reference this permit approval on all advertising for the Short Term Rental.

___ I understand that any signage or other external advertisement of the Short Term Rental on the premise of the rental property is prohibited.

___ I understand that no more than 2 adults per rented bedroom are allowed.

___ I understand that no publicly announced or promoted gatherings (by any means) are allowed and any other gatherings that involve more than 2 times the number of people renting the property are prohibited.

___ I understand that parking is limited to 1 vehicle per bedroom rented.

This zoning permit may be denied or revoked based upon the provision of incorrect information or the inability of the rental to abide by the provisions of the Land Development Ordinance. Additionally this zoning permit may also be revoked by the City based on either conviction of an owner/operator of a criminal offense that occurred on the premise of the rental or if there are two or more verified violations of the City's ordinances within a 365 day period on the rental premises. The owner or operator whose permit is revoked may not reapply for a new zoning permit for a period of 12 months from the date of the revocation.

Staff Only

Property Zoning Designation:	
Permit Fee Paid On Date:	
<i>Permit Approved or Denied?</i>	
<i>If Denied, Note Reason Why</i>	
<i>If Approved, Permit #</i>	25-