

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Home Stay/Short-Term Rentals Report</b>
<b>Staff Contact(s):</b>	Missy Creasy, Deputy Director of NDS, Kellie Brown, Director of NDS
<b>Presenter:</b>	<b>Missy Creasy, Deputy Director of NDS</b>
<b>Date of Proposed Action:</b>	May 18, 2026

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### Issue

City Staff will update City Council on its study of Home Stay/Short Term Rentals, with recommendations.

### Background / Rule

City Staff conducted a comprehensive study of its Home Stay/Short-Term Rental ("STR") regulations to evaluate how these uses impact housing availability, neighborhood qualities, and community safety. This effort included a review of existing policies, public input, and best practices from other communities. The goal is to determine what changes, if any, should be made to better align Home Stay/STR regulations with City priorities, including maintaining and increasing housing supply.

### Analysis

The presentation will outline this project, providing highlights of the information gathered and provide City Staff recommendations for next steps.

### Financial Impact

None.

### Recommendation

City Staff recommends maintaining the current Home Stay/STR Ordinance at this time, without amendments. Work will continue to strengthen monitoring of Home Stay/STR compliance, permitting requirements, and education about Homestay requirements. City Staff will also continue monitoring impacts of the recent Virginia State Code provisions requiring allowance for renter Home Stays throughout Virginia.

### Recommended Motion (if Applicable)

Not applicable.

### Attachments

1. Homestay Presentation for City Council