

City of Dothan

Short Term Rental Fact Sheet



Ordinance Numbers 2022-267 and 2022-268

October 4, 2022

Ordinance Number 2023-32

February 7, 2023

On October 4th, the Dothan City Commission approved Ordinance 2022-267 (establishing performance standards) and Ordinance 2022-268 (creating a business license classification, establishing license fee, requiring lodging taxes, a compliance process, and other requirements). On February 7th, the Dothan City Commission approved Ordinance 2023-32 (extending the license deadline for pre-existing short-term rental units).

The city has contracted with Avenu Insights and Analytics to provide full service administrative services for program. Their role will include:

- Educate STR operators about compliance & regulation requirements. Setup taxpayer accounts. Coordinate and communicate with hosts. Post and reconcile tax payment and filings. Discover and contact non-compliant STR operators.
- Deploy a citizen tip line and online tip (complaint) form for reporting of non-compliant STRs (*safety, noise, trash, party-houses, parking*).
- Proactively reach out to real estate purchasers and developers about STR obligations, building a sustainable commitment.
- Provide industry best practices; require permit/business license # to be displayed on STR listings to easily filter out unlicensed and complaints in online advertising.

Below are some of the highlights of the proposed ordinance.

Two types of STRs are defined:

Short Term Residential Rental (STRRs) – These are owner-occupied, residential rentals where one or more rooms of a single-family home, the main use of which is residential living, is rented for no more than 30 consecutive days.

Short Term Commercial Rental (STCRs) – These are non-owner-occupied, residential rentals where one room or the entire dwelling is rented for no more than 30 consecutive days.

Generally speaking:

1. EACH location requires a license.
2. The operation of an STR shall not affect any person’s quiet enjoyment of their property. A “quiet time” is required from 8:00 PM until 7:00 AM.
3. Tents, RVs etc. cannot be used as an STR.
4. The STR operator/host shall provide emergency contact information to guests and city (with license application).
5. The STR operator/host shall collect information on the make, model and year of the guest vehicles and disclose that information on demand to city representatives.
6. No more than two violations may be received annually before the City Commission considers revoking the business license.
7. A maximum of 2 guests per bedroom, excluding kids under 12.
8. Existing STRR and STR hosts must register the location of each rental unit along with proof of prior occupancy as an STR within 90 days from the date of adoption of the ordinance. The host must obtain City of Dothan a business license(s) by **April 4, 2023**. If a license is granted, all performance measures apply. Failure to obtain a Dothan license by April 4, 2023 shall invalidate any claim of prior use of the property as an STR.

Rules applying to STRR operators/host:

1. STRRs are permitted “BY RIGHT” in the A-C, R-1, R-2, R-3, R-4, R-A and B-1 zoning districts (staff level approval).
2. The property must be used as a residence, be owner-occupied, declared as the owner’s homestead, and operate as a household living unit.
3. Utilities shall be in the owner’s name (not an LLC or other form of ownership).

4. One additional vehicle allowed.
5. No signage.
6. Approved Accessory Dwelling Units maybe used in lieu of letting a room in the primary home but not both.

Rules Applying to STCR operators/hosts:

1. STCRs are permitted as a SPECIAL EXCEPTION (approved by the Board of Zoning Adjustment) in the A-C, R-1, R-2, R-3 and R-4 zoning districts and BY RIGHT in R-A and B-1 zoning districts.
2. STCRs shall not be located within 250 ft. of another STCR UNLESS it existed (with documentation) at the time of ordinance adoption, and is properly licensed by April 4, 2023.
3. Maximum occupancy is capped at 1.5 times the maximum number of guests permitted at the STR (anti-party provision, i.e. a 3 bedroom house could have 6 guests plus 3 visitors).
4. Any advertisement of an STR must reflect occupancy restrictions.

To register an existing STR, complete the application found at <https://forms.dothan.org/Forms/str>. Proof of operation prior to October 4, 2022 must be uploaded on the “Applicant” page of the application. **REGISTRATION DOES NOT CONSTITUTE LICENSING!**

For more information, contact the Planning Department at 334-615-4410 or Business Licensing at 334-615-3166.