

# RE: Request from ANC6A for DCRA guidance regarding Air BnB rentals

Orlins, Matt (DCRA)

Reply |

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4/10/2015

Hi Commissioner Toomajian:

The feedback provided in response to Urban Turf's inquiry remains accurate.

DCRA does offer a process to license individuals who would like to rent out rooms in their apartments or homes on a short-term basis. An individual who wishes to rent out a space using a service like Airbnb would need to comply with applicable zoning and licensing requirements.

The below guidance does not contemplate limitations from private agreements such as leases or condo rules. Those could, of course, impose additional obligations and/or restrictions upon individuals who would like to participate.


A property owner can rent out rooms in his/her residence on a short-term basis if:

Does the property owner reside in the space?	Number of individuals space is being rented to?	Length of rental?	Conditions under which the entity would be operating legally?
Yes	1-2	29 days or fewer	Property owner would need a Home Occupation Permit [HOP] for a Bed and Breakfast, and a B&B business license
Yes	3 or more	29 days or fewer	Property owner would need Board of Zoning Adjustment Approval and a general business license
No	1 or more	29 days or fewer	Not allowed under Zoning without a use variance; Property owner would need to get general business license

Best,

Matt

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