

FAQ:

Can I rent my house/apartment/condo as a short-term rental using services like AirBnB, VRBO, HomeAway, etc.? Do I need a permit to do this?

Background:

Within recent years, short-term rentals (defined as Limited Lodging in the code) have significantly gained popularity. As a result, changes have been made to the zoning code to define and regulate these uses.

The regulations of Limited Lodging can be found in [14-604\(13\)](#). The intention is for this use to be accessory to an existing residential use and not to be a detriment to the character and livability of the surrounding neighborhood.

The requirements for short-term rentals vary based on a number of factors:

1. Is the dwelling your primary residence?
2. How many days a year will the dwelling be rented?
3. What is the maximum duration of the rental period?

Answer:

The table below provides a summary of what use permit(s) you will need based on the factors above:

Description of Use	Use Permit(s) Required
Rental of Residential Dwelling 90 days or less per calendar year. Rentals do not exceed 30 consecutive days for any visitor. *	Household Living (Single-, Two-, <u>or</u> Multi-Family)
Rental of Residential Dwelling 91-180 days or less per calendar year. Rentals do not exceed 30 consecutive days for any visitor.	Household Living (Single-, Two-, <u>or</u> Multi-Family) <u>and</u> Limited Lodging
Rental of Residential Dwelling more than 180 days per calendar year. Rentals do not exceed 30 consecutive days for any visitor.	Visitor Accommodations
Rental of a space which is not a primary residence.	Visitor Accommodations

* Assuming the property is already zoned residential, no additional permit required.

Additional Notes:

- Limited Lodging is permitted as an accessory use to a residential dwelling. Before considering this option, please review the standards outlined in [14-604\(13\)\(c\)](#) which regulate minimum requirements of these rental units. These standards include restrictions on the number of guests permitted, required contact information of the owner or operator, noise restrictions, etc. Failure to comply with these regulations could result in the issuance of violations.
- If you are interested in renting your apartment or condo, the issuance of a permit from L&I does not negate any prohibitions within your lease, HOA agreement or similar contract.

Questions?

Call 311 or (215) 686-8686 (if outside Philadelphia) or submit a permit-related question online via <https://form.iotform.com/81494420572154>.

L&I Permit and License Center

1401 John F. Kennedy Blvd., Municipal Services Building, Public Service Concourse
Open 8 a.m. to 3:30 p.m., Monday through Friday. Offices close at noon on the last Wednesday of each month.

Disclaimer:

This interpretation, policy or code application is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code application to specific projects may vary. There may be other ways to comply with the Code. If so, you are not required to use this method. You may want to investigate other options, or consult with a professional identifying an equally code compliant solution.

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