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 the answers to the following questions:
1. Are you the primary resident of the property?
2. What is the maximum duration of the rental period?

The code defines primary resident as either:
- a natural person who is the owner of the dwelling unit, and is entitled to a homestead exclusion for such dwelling unit; or
- a renter (a) who is a natural person and lives in the dwelling unit as the renter’s primary domicile for more than half of the year and (b) who is authorized in writing by the owner to provide limited lodging.

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

<table>
<thead>
<tr>
<th>Description of Use</th>
<th>Use Permit(s) Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental of Residential Dwelling (rentals do not exceed 30 consecutive days for any visitor)</td>
<td>Limited Lodging*</td>
</tr>
<tr>
<td>Rental of a space which is not a primary residence.</td>
<td>Visitor Accommodations</td>
</tr>
</tbody>
</table>

* The unit must also have a use permit for Household Living (Single-, Two-, or Multi-Family).

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.
- Beginning April 1, 2022, a license will be required for all Limited Lodging Operators. See Bill No 210081 for additional information and sign up for L&I’s Newsletter for updates.
- 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.jotform.com/202434637485055.
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