

# Short-Term Rentals



City of  
**TUSCALOOSA**  
URBAN DEVELOPMENT

What is a

## Short-Term Rental?

A short-term rental is the transient use of any dwelling or any part of a dwelling for overnight occupancy

**As of July 17, 2017,  
short-term rentals are permitted in  
two Tourist Overlay (TO) Districts  
in the City of Tuscaloosa.**

**FIND OUT MORE**



So you want  
to have a

**SHORT-TERM RENTAL?**

### Are you eligible?

Determine if your residential property is eligible by using [www.tuscaloosa.com/str](http://www.tuscaloosa.com/str) or by contacting Urban Development, Planning Division. You are eligible if your property falls within one of the following districts:

#### Police Jurisdiction (PJ)

TO Lake District  
TO Downtown Campus District

### If you're outside the City Limits, but in the PJ...

Short-term rentals are **permitted** in the Police Jurisdiction. If your property falls in this area, you may continue this process by getting a home inspection and complying fully with the building code and business license requirements.

### If you're in the TO Lake District...

Short-term rentals are a **conditional use** approved by the Zoning Board of Adjustment (ZBA) as a special exception for up to 5-year periods.

Your special exception application to the ZBA shall be accompanied by a **letter from the Home Owner Association** stating that the short-term rental of a dwelling is allowed.

After approval by the ZBA, you may continue the process by getting a home inspection and complying fully with the building code and business license requirements.

### If you're in the TO Downtown Campus District...

Short-term rentals are a **permitted use** in non-historic dwellings in the TO Downtown Campus District. If your property is a single-family dwelling and falls in this area, you may continue this process by getting a home inspection and complying fully with the building code and business license requirements.

**Multi-Family Dwellings** in the TO Downtown Campus District are **capped at 3%** of the total number of dwelling units.

Short-term rental applications for multi-family dwellings shall be accompanied by a **notarized letter from the property manager** stating that the short-term rental of the dwelling is allowed.

Upon the City's receipt of this letter and determination that the cap has not been met, you may continue the process by complying fully with the building code and business license regulations.

**Historic Dwellings** in the TO Downtown Campus District allow short-term rentals as a **conditional use** approved by the ZBA as a special-exception for up to 5-year periods.

Short-term rentals in each locally designated historic district will be limited to a **10% cap** of the total number of residentially-used properties per district.

After determination that the historic cap has not already been met and approval by the ZBA, you may continue the process by getting a home inspection and complying fully with the building code and business license requirements.

## Home Inspections & Building Codes

The following building code requirements must be met:

Smoke alarms and carbon monoxide alarms

Operable egress windows in sleeping areas

Proper hand and guardrails

GFIC protection where required

Fire extinguisher(s)

Properly displayed 9-1-1 address

Emergency lighting for egress

A **Licensed Home Inspector** with the State of Alabama must inspect the property and sign an affidavit report. If upgrades are required, a **building permit** must be obtained from the City of Tuscaloosa Office of Urban Development, Building and Inspections Division.

**When you have successfully completed the requirements for your specific dwelling and passed the home inspection, you may apply for a business license.**

## ONE MORE THING...

Per Sec. 7-203: Any person wishing to obtain a license for short-term rentals must provide **proof of insurance that includes a rider that expressly covers short-term rentals** or a commercial insurance policy at the permitted address with **minimum liability coverage of one million dollars.**

### Make sure to follow the general operating procedures for short-term rentals:

No operating or advertising without obtaining license from the City of Tuscaloosa

Name and phone number of local responsible party must be posted (answer calls 24 hours/day, 7 days/week to respond to problems or complaints)

No more than 3% of dwellings in multifamily structures can be short-term rental

No commercial events (weddings, concerts, other large events)

Occupancy limited to no more than 10 adults

Shall adhere to all parking regulations of the Zoning Ordinance

Shall comply with all applicable sign regulations of the Zoning Ordinance

Shall comply with all City regulations regarding garbage and trash

Shall adhere to all applicable City noise regulations

Cannot occupy a short-term rental for a period of less than 24-hours

**Other rules and conditions placed by the Zoning Board of Adjustment must also be followed.**

### Contact Information:

Planning: (205) 248-5100

Building & Inspections: (205) 248-6110

Revenue: (205) 248-5200



**This document was created for educational purposes only. Please verify information with City Staff or by referencing Tuscaloosa's municipal code.**

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