



CANNONBOROUGH-ELLIOTBOROUGH
HOSPITALITY ALLIANCE

A United Voice for Responsible Hospitality

Coalition Letter in Support of a Reasonable Short-Term Rental Amendment

Submitted to the Mayor, City Council, Planning Commission, and Planning Staff, City of Charleston

To: The Honorable William S. Cogswell, Jr., Mayor; Members of Charleston City Council; the Charleston Planning Commission; and Planning Department Staff

Re: Proposed Amendment to the Short-Term Rental Ordinance, ST Overlay Zone (Public Draft, June 24, 2026) – Request for Three Reasonable Revisions

We, the undersigned residents, property owners, business owners, employees, vendors, and supporters of the Cannonborough-Elliottborough neighborhood and the greater Charleston hospitality economy, write together in support of **responsible** short-term rental regulation.

We agree with the City on the goal. Charleston should have clear, enforceable rules, and the livability of our neighborhoods matters. We support strong enforcement against the conduct that actually affects quality of life – excessive noise, parties, overcrowding, parking and trash violations, and unpermitted units.

Our concern is with how the current draft pursues that goal. As written, it reaches further than the problem requires. It would impose a hard eight-guest cap regardless of a unit's approved size and create a five-year restriction tied to new construction and exterior modifications. An independent study by Tourism Economics (an Oxford Economics company) estimates these provisions would cost Charleston roughly **\$106.2 million in business sales, 511 jobs, \$23.0 million in wages, and \$10.2 million in state and local tax revenue every year** – about \$1.1 billion in business sales over ten years.

A better, more enforceable standard already exists. We respectfully ask the City to revise the amendment to:

1. **Adopt the 2+2 occupancy standard** – two guests per approved bedroom plus two per unit, as approved by the City Fire Marshal and posted in each unit.
2. **Remove the five-year restriction** on new construction and exterior modifications, which discourages restoration and reinvestment in a historic neighborhood.
3. **Preserve strong, focused enforcement** against nuisance behavior, parties, overcrowding, parking and trash issues, and unpermitted units.

This is not a request to weaken oversight. The Alliance is committing to a Neighborhood Accountability Hotline to resolve quality-of-life concerns before they reach city enforcement,

and our operators will post approved occupancy and house rules in every unit. We are asking the City to regulate the behavior that harms neighborhoods – not to impose arbitrary limits that punish the compliant property owners, small businesses, and workers who make responsible hospitality work.

The City can address livability without damaging small businesses, jobs, and responsible neighborhood investment. We urge you to adopt a better amendment – and we stand ready to work with you to get it right.

Add your name: ce-hospitalityalliance.org

Respectfully submitted by the undersigned,

Signatories

The complete, current list of signatories – grouped by category (residents, property owners, business owners, employees, vendors, and guests) and by Council district – is maintained at ce-hospitalityalliance.org and appended to this letter at submission. A sample of the format follows.

| Name | Affiliation / Business | Neighborhood / Council District |
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Cannonborough-Elliottborough Hospitality Alliance · A South Carolina 501(c)(6) trade association · ce-hospitalityalliance.org · info@ce-hospitalityalliance.org