



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

In order to use any part of a residence as a short-term rental location, the City of Tuscaloosa requires that the owner meet certain criteria prior to commencing short-term leasing.

Interested in having a short-term rental?

**LEARN MORE
INSIDE**

HAVE OTHER QUESTIONS?

Planning:	Building & Inspections:	Fire Admin:	Revenue:
			
(205) 248-5100	(205) 248-6110	(205) 248-5420	(205) 248-5200

or visit:

www.tuscaloosa.com/str



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

Last Updated - August 2018

Keys to consider...

- Short-term rentals are a **PERMITTED USE** within dwellings in the TO Downtown Campus District.
- Any short-term rental applications within a multi-family dwelling must:
 1. Be accompanied by a **NOTARIZED LETTER** from the property manager.
 2. Fall under the multi-family dwelling caps
 - 10% for apartments
 - 50% for condominiums
- Any short-term rental application within the TO Lake District must be accompanied by a **LETTER** from the Home Owner's Association stating that the short-term rental is allowed.
- All short-term rentals must comply to all operating procedures & regulations, including but not limited to:
 1. One-time 3rd party home inspection
 2. Spacing requirements
 3. Insurance requirements
 4. Parking requirements
 5. Name and phone number of local responsible party must be posted
 6. No commercial events (weddings, concerts, other large events)
 7. Occupancy limited to no more than 10 adults
 8. Shall adhere to all applicable City noise regulations
 9. Cannot occupy a short-term rental for a period of less than 24-hours
- All associated forms and applications can be found at: www.tuscaloosa.com/str

Application Items



Home Insurance

At the time of application submission, proof of insurance will need to be provided.

PLEASE NOTE: Per Sec. 7-203 of the Municipal Ordinance...

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 a **minimum liability coverage of one million dollars.**



Forms & Permits

In cases where short-term rentals are a **PERMITTED USE**, the following minimum forms will need to be submitted:

STR Application Packet

STR Provisions

Home Inspection Report

In cases where short-term rentals are a **CONDITIONAL USE**, the following additional forms will need to be submitted:

Home Owner Association Letter

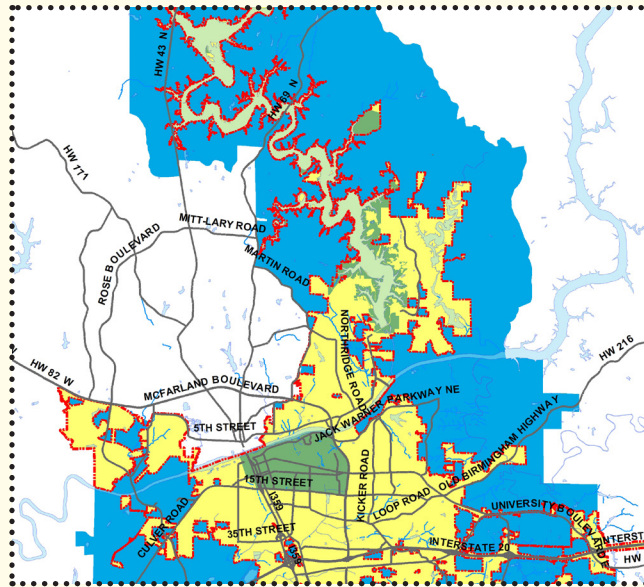
Dock Inspection Report

All forms can be found at: www.tuscaloosa.com/str



Are you Eligible?

Determine if your residential property is eligible by using www.tuscaloosa.com/str/eligibility or by contacting Urban Development, Planning Division. You are eligible if your property falls within one of the districts identified below:



Outside City Limits, within Police Jurisdiction (PJ) Permitted

TO Lake District Conditional Use

TO Downtown Campus Permitted

Operating Procedures



Building Codes

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

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



Business License

Business License Application

Once all other criteria have been met, the final process to be completed is to obtaining the appropriate business license. Any additional information regarding what information is required to obtain, general practices, and subsequent fees related to business licenses can be found at:

<https://www.tuscaloosa.com/business/business-license>

The general procedure of the Revenue Dept. is to have applicants obtain a Code Compliance Certificate alongside a business license.