

Inspection Requirements for Short Term Rentals

Short-Term rentals need to be inspected for compliance with the International Property Maintenance Code and other local requirements from Health and Zoning Codes. The City of Columbia also has requirements specific to short-term rentals.

From City of Columbia Code of Ordinances Sec. 29-3.3

Parking: Except as set forth in section 29-3.3(vv)(2)(v), one (1) off-street parking space for every two (2) occupants of the dwelling unit shall be provided. Such parking shall be provided off-street on the site of the short-term rental on a parking surface compliant with the provisions of this Code and shall not result in the displacement of required parking.

Limits on licensure. A maximum of one (1) short-term rental certificate of compliance may be issued per owner or authorized tenant.

Maximum occupancy. The maximum number of occupants permitted in a dwelling unit offered and operated as a short-term rental shall be subject to the "occupancy limitations" of the most recently adopted edition of the International Property Maintenance Code (IPMC). In no instance, regardless of short-term rental tier designation, shall a dwelling unit be occupied by more than a total of eight (8) occupants.

The 2018 IPMC adopted by the City of Columbia requires living rooms to not be less than 120 square feet and every bedroom to be not less than 70 square feet. Bedrooms occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant.

Safety requirements. Certification shall be required by the proposed registrant, and, if the proposed registrant is not the owner of the dwelling unit, by the owner, to each of the following requirements:

(A) The dwelling unit complies with all applicable federal, state, and local laws, including but not limited to collection and certification of payment of taxes and procurement of any required licenses and permits, and all property maintenance, building, electrical, mechanical, and plumbing codes.

(B) Posted* within each dwelling unit rented as a short-term rental is:

1. The contact information for the registrant, owner, and that of the designated agent representing the dwelling unit in the absence of the registrant.
2. The contact information for emergency services (police, fire, and ambulance), and the city's community development department (573-874-2489).
3. The occupancy limitations as provided within the short-term rental certificate of compliance.
4. An emergency evacuation route map.

(C) Installed and maintained within the dwelling unit are smoke and carbon monoxide detectors in locations as specified for dwelling units by the building code.



Posted means to "display in a public place." Please place these documents where they are readily visible and not in a closet or cabinet.

After your Rental License is issued, display the short-term rental certificate of compliance within the dwelling or have it readily available onsite. (Sec. 22-184)

Include your rental licensing number on any website or media listing for your STR. (Sec 29-3.3(vv)(2)(xi))

This document is an excerpt from the code; the complete City of Columbia ordinance can be found at www.CoMo.gov.