



Short-Term Rental Business License Requirements

Legal Duties of License Holders: An owner possessing a short-term rental business license shall comply at all times with the following requirements.

Registration is required as of June 18, 2021 for the Landlord's Representative Registry. Please follow this link, <https://www.fayetteville-ar.gov/3984/Landlords-Representative-Registry>, for more information and to designate a representative.

Occupancy: Short-term rentals may not exceed the occupancy limits approved with the business license. Maximum of two (2) people per bedroom, plus two (2) for the entire unit when operated as a short-term rental.

Parking: Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Special Events: Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.

Change in Ownership: Any change in ownership requires a new business license.

Advertisements: A short-term rental cannot be advertised if it violates occupancy, density, safety and any of the other provisions of the Fayetteville Code. No short-term rental can be advertised prior to having obtained a business license, and the business license number shall be included in the advertisement listing.

Information and Posting: Business licenses must be provided to guests and posted conspicuously in the common area of the short-term rental unit.

Guest Records: The owner must maintain summary guest registration records which contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged. However, these records cannot include any personally identifiable information about guests. These records must be maintained for three (3) years and be provided to the City upon request.

Criminal Activity: The owner must report any known or reasonably suspected criminal activity by a guest at their short-term rental to the Fayetteville Police Department within twelve (12) hours of becoming aware of the crime or becoming reasonably suspicious of a crime.

Suspension and Revocation: If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or:

- that any rental unit was rented for less than one full night, or
- rented to more than one party of guests for the same period of time, or
- otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.