

Special Covid-19 Guidelines for the Re-opening and Operation of Short-term Rentals

These special guidelines for short-term rentals licensed for operation by the Town of Kiawah Island are provided to promote the safe operation of short-term rentals by ensuring that rental owners take measures to prevent exposure of their renters and workers to the Covid-19 virus, and by making available information to renters so they may make informed judgments about the safety of the rental property.

Rental owners are responsible for the safe operation of their rental properties. As long as the Covid-19 virus remains an active risk to the community, to your renters and your employees, consider your ability carefully, and that of any property manager or services providers you employ, to follow these guidelines.

- **Clean thoroughly between guests.** Ensure that the short-term rental property is cleaned prior to every rental by following, at minimum, recommended CDC/DHEC/MUSC guidelines for the cleaning and sanitation of rental properties during this Covid-19 pandemic.
- **Use effective cleaning products and procedures.** Either post in the property or provide to renters at the time of check-in a summary description of the cleaning and sanitizing procedures being followed. If you're using a cleaning service, please confirm that they're using the suggested methods and products.
- **Allow sufficient time between rentals.** It is encouraged to allow 24 hours between rental departures and arrivals to reduce the potential for the contamination of the property by the active Covid-19 virus. If a check-in occurs within 24 hours, inform the arriving guests of the date and time of the last rental, the number of guests, and provide a summary of the special cleaning actions that were implemented.
- **Properly train personnel or contract workers.** Ensure all persons (direct employees and contracted service providers) directly associated with cleaning or servicing of the short-term rental property and/or providing associated services (check-in, pool maintenance, bike rental, etc.) are adequately trained and follow proper health checks.

- **Social Distancing.** Short-term rental property owners or its authorized agent should notify its renters via email, rental website, or posting inside the rental the guidelines on social distancing when on the beach, at retail stores and Harris Teeter, and on the shared use bike paths.
- **Guests with COVID-19 like symptoms.** If they feel sick with possible Covid-19 symptoms, they are to seek evaluation for Covid-19 and be tested if testing is recommended. If determined to be positive, they should self-report to the rental owner or manager and should vacate the property or self-quarantine as recommended by their physician. Following any such instance, the property should be removed from the rental program for a reasonable period for the property to undergo an enhanced cleaning.

These guidelines, as well as a complete copy of all other rules and regulations applicable to short-term rentals, are required to be provided to the rental contract holder at the time of the initial reservation or upon check-in.