

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF KIAWAH ISLAND, SC, ESTABLISHING  
SPECIAL COVID-19 GUIDELINES FOR THE RE-OPENING AND OPERATION OF SHORT-TERM  
RENTALS**

**Resolution No. 2020-02**

**WHEREAS**, Short Term Rentals (STR) will re-open Saturday, May 16, 2020. The Town curated a list of guidelines from a variety of sources such as the CDC, SCDHEC, and MUSC for reducing the risk of the COVID-19 virus spread in STRs; and

**WHEREAS**, it is in the best interest of the Town that this Resolution be considered and approved by the Town Council and that it be put into effect on May 16, 2020; and

**NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AS FOLLOWS:**

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 MUSC guidelines as attached 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, especially when it cannot reliably ensure that enhanced cleaning protocols can be followed 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.

- **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 should 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 follow the recommendation of their physician, which could include vacating the property or self-quarantine.

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

**MOVED, APPROVED, AND ADOPTED THIS 14<sup>th</sup> DAY OF MAY, 2020.**

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**Craig Weaver, Mayor**

**ATTEST:**

By: \_\_\_\_\_  
**Petra Reynolds, Town Clerk**