



New Short-Term Rental Code Compliance Affidavit

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Updated FEB 2025

Owner/Agent Information

Owner/Agent Name

Owner/Agent Email

Owner/Agent Phone

Affidavit

I certify that the following requirements are met for the short-term rental property:

- (a) All guests on any given night shall be associated with the same rental contract. The maximum number of rental contracts per short-term rental is one (1).
- (b) Short-term rentals shall comply with all applicable requirements and regulations related to building, health, life safety, and zoning codes and any other applicable regulations of City of Pooler Code of Ordinances, International Residential Code, International Building Code, and International Fire Code.
- (c) Each bedroom used for the short-term rental shall have at least two (2) means of egress. Each bedroom shall have at least one operable 5.7 square foot window opening or door for emergency escape or rescue that opens directly to the exterior of the residence. The emergency door or window shall be operable from the inside.
- (d) Every bedroom, adjoining hallway, and common area shall be equipped with a dual powered and interconnected operational smoke detector that meets International Residential Code standards and shall always be maintained in good working order.
- (e) One smoke alarm shall be installed on every floor and in every sleeping room. They shall be interconnected so that when one smoke alarm sounds, they all sound (can be wired or wireless). Smoke alarms should be installed at least ten (10) feet / three (3) meters from a cooking appliance to minimize false alarms when cooking. Smoke alarms shall be mounted on ceilings or on walls no more than twelve (12) inches away from the ceiling. Smoke alarms shall be maintained in good working order and not be expired or greater than ten (10) years old.
- (f) A short-term rental equipped with natural gas shall install a carbon monoxide detector outside of each sleep area. Each carbon monoxide detector must meet applicable state law standards and shall always be maintained in good working order.
- (g) The short-term rental owner or agent shall maintain a house number that is a minimum of 4" in height and a stroke width minimum of 1/2", plainly visible from the street at all times.
- (h) Fireplaces/wood stoves require a non-combustible ash receptacle outside the structure. Covered receptacles shall be a minimum of two (2) feet from the structure. Uncovered receptacles shall be a minimum of ten (10) feet from the structure. Combustible materials shall not be stored near fuel fire heating equipment, or in special rooms containing fuel fired equipment.
- (i) Each floor of the short-term rental shall be equipped with a 2A:10B:C-rated fire extinguisher that is fully charged and unexpired.
- (j) No external signage, except signage typically associated with residential dwellings, shall be allowed.



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- (k) Street address numbers shall be posted in a conspicuous location and of significant size that is visible and legible from the street.
- (l) Adequate off-street parking spaces shall be provided. There shall be one parking space for every three (3) adult occupants. There shall be no parking of vehicles on grass surfaces or along rights-of-way unless otherwise allowed.
- (m) The number of guests per night shall not exceed the number of occupants allowed by the building code, which varies according to the size of the home and number of bedrooms.
- (n) Events and activities, including luncheons, banquets, parties, weddings, meetings, fundraisers, commercial or advertising activities, and any other gatherings of persons in association with the home-based lodging other than the authorized guests, whether for direct or indirect compensation, is prohibited.
- (o) For home-based Lodging, hosted, the owner of the short-term rental must reside in the dwelling used for the short-term rental. The property must be the primary residence of the owner to be utilized.
- (p) If the rental agent changes, the property owner shall notify the City of Pooler and the adjacent property owners within five (5) business days.

I assert that the use of the premises by short-term rental guests will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties. The requirements for short-term rentals have been reviewed and shall be complied with at all times the certificate is active.

Owner/Agent Print	Owner/Agent Signature	Date
Notary Name	Notary Signature	Commission Expiration
Notary Seal		