

ORDINANCE NO. 2026-04

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES AT SECTION 43-1  
“ADMINISTRATIVE CIVIL PENALTIES” SO AS TO ADDRESS VIOLATIONS OF  
SHORT-TERM RENTAL ORDINANCES (04-05.1 ET. SEQ.), TO ESTABLISH FINES  
APPLICABLE THERETO AND TO INCORPORATE REFERENCES TO OTHER  
ORDINANCES AND TO PROVIDE FOR HEARING CONSISTENTLY WITH  
EXISTING PROCEDURES AND TO ESTABLISH AN EFFECTIVE DATE AND FOR  
OTHER LAWFUL PURPOSES.**

WHEREAS, the City continues a process of modernizing its procedures and enforcement of ordinances addressing Short-Term Rental Properties in the Land Development Code of the City of Tybee Island; and

WHEREAS, the Short Term Rental Ordinances are being amended so as to provide clarification of the purpose and intent of those ordinances by way of among other matters, additional definitions, general requirements, procedures, appeals, transfers and compliance; and

WHEREAS, the duly elected governing authority of the City of Tybee Island, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority for the City of Tybee Island is authorized to regulate businesses and to provide for the collection of appropriate regulatory fees and taxes on privileges, occupations, trades and professions and to provide penalties on violations of ordinances pertaining thereto; and

WHEREAS, the governing authority desires to adopt ordinances under its police, home rule and other powers; and

WHEREAS, the governing authority desires to amend Code Section 43-1 - Administrative Civil Penalties and to address violations of certain ordinances by way of potential fines and to state fines for particular or general violations as provided in Sections 4-051 et seq. of the Land Development Code; and

NOW THEREFORE, be it ordained, and it is hereby ordained by the governing authority of the City of Tybee Island that the Code of Ordinances be amended so as to provide as follows:

### **SECTION 1**

Ordinances 43-1 Administrative Penalties is amended so as to hereafter provide as follows:

*See Attachment A hereto.*

### **SECTION 2**

The sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared illegal or invalid by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

### **SECTION 3**

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

### **SECTION 4**

It is the intention of the governing body, and it is hereby ordained, that the provisions of this ordinance shall become effective and be made a part of the Code of Ordinances, City of Tybee Island, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

### **SECTION 5**

This ordinance shall be effective upon its adoption by the Mayor and Council pursuant to the ordinances of the City.

[SIGNATURES TO APPEAR ON THE FOLLOWING PAGE]

This \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Enacted: \_\_\_\_\_

## ATTACHMENT A

Fines for violations of the provisions of the Short Term Rental Ordinances, Sections 4-051.1 et seq., shall be as follows:

| Violation                                                                                                                                  | Section<br>4-501.1 et seq. | Administrative<br>Court Fine \$ |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------|
| Improper advertising                                                                                                                       |                            | \$300                           |
| Violation of parking restrictions                                                                                                          |                            | \$300 per PIN                   |
| Occupancy Violations                                                                                                                       |                            | \$300                           |
| Failure to comply with response or live response designee established or identified on the application for that purpose (30 min response)  |                            | \$300                           |
| Failure to comply with response or live response designee established or identified on the application for that purpose ( 1 hour response) |                            | \$500                           |
| Prohibited events or activities on the premises                                                                                            |                            | \$300                           |
| Failure to maintain signage                                                                                                                |                            | \$100                           |
| Failure to report a transfer of an interest in the ownership and/or the property                                                           |                            | \$100                           |
| Failure to maintain insurance ( less than 30 days)                                                                                         |                            | \$500                           |
| Failure to report change in management as required                                                                                         |                            | \$300                           |
| Failure to maintain an occupational tax certificate as required                                                                            |                            | \$300                           |
| Failure to cooperate with verification process as required                                                                                 |                            | \$200                           |
| Failure to maintain habitability standards or violations thereof                                                                           |                            | \$500                           |
| Operating without an STR certificate                                                                                                       |                            | \$500                           |

Fines imposed or referenced herein may be determined by the Municipal Court of Tybee Island in circumstances where there is a citation and court proceedings involved, as opposed to an administrative handling of an alleged violation.

It is possible that other proceedings or actions may be taken against an owner, agent, property manager, responsible party, occupant or guest(s) which may result in further penalties, including but not limited to actions against a license, permit or authorization of any type.