

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 4-501.1 et seq.	Administrative Court Fine \$
Improper advertising		\$500
Violation of parking restrictions		\$300 per PIN
Occupancy Violations		\$500
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		\$500
Failure to maintain signage		\$250 per day
Failure to report a transfer of an interest in the ownership and/or the property		\$500
Failure to maintain insurance (less than30 days)		\$250
Failure to report change in management as required		\$500
Failure to maintain an occupational tax certificate as required		\$250
Failure to cooperate with verification process as required		\$500
Failure to maintain habitability standards or violations thereof		\$1,000
Operating without an STR certificate		\$500
Failure to post certificate	4-501.4(C)	\$500
A transfer of a certificate or attempt to transfer a certificate	4-501.4(D)	\$500
Providing any falsified information to the city		\$500
Other violations listed in 4-501.42 not listed above		\$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.

File Attachments for Item:

8. First Reading of Ordinance 2026-05 — Amending Code Section 58-179, "Regulatory Fees"

ORDINANCE NO. 2026-05
AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
PERTAINING TO SEC. 58-179, REGULATORY FEES,
FOR THE CITY OF TYBEE ISLAND, GEORGIA TO ADJUST THE
FEES ASSOCIATED WITH SHORT TERM RENTAL CERTIFICATES

WHEREAS, the duly elected governing authority for the City of Tybee Island, Georgia, (the "City") is authorized under Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of Tybee Island, Georgia, and

WHEREAS, the duly elected governing authority for the City of Tybee Island, Georgia, is authorized under Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of Tybee Island, Georgia, and

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

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

WHEREAS, the City of Tybee Island desires to amend Section 58-179 of the Code of Ordinances pertaining to regulatory fees associated with short term rentals, and

NOW, THEREFORE, be it ordained by the governing authority of the City of Tybee Island in open meeting that existing regulatory fees regarding short term rentals in Sec. 58-179 be amended as follows:

SECTION 1

That all regulatory fees regarding short-term rentals be removed from Sec. 58-179 and the following shall be added to the regulatory schedule contained in Sec. 58-179:

Short-Term Rentals with an occupancy of one to five persons: \$400.

Short-Term Rentals with an occupancy of six to ten persons: \$800.

Short-Term Rentals with an occupancy of over ten persons: \$1,200.

SECTION 2

If any section, subsection, clause, or provision of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, subsection, clause, provision or portion of this ordinance which is not invalid or unconstitutional. Where the provisions of this ordinance are in conflict with other ordinances, the most restrictive provision shall be enforced.

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.

This Ordinance shall become effective on ____ day of _____, 202__.

ADOPTED THIS ____ DAY OF _____, 2026

MAYOR

ATTEST:

CLERK OF COUNCIL

APPROVED AS TO FORM:

CITY ATTORNEY

FIRST READING: _____

SECOND READING: _____

ENACTED: _____

DRAFT

File Attachments for Item:

9. Resolution 2026-15 — Interagency Council on Homelessness