

1 3. The annual inspection fee would be waived for the first year if the structure is on the
2 city's unsafe/vacant list, as determined by the housing and neighborhood programs
3 department, and is rehabilitated for use as an STR-1.

4 b. To qualify for an STR-1 permit, the owner of the property must permanently reside at the
5 property, or must permanently reside within one thousand five hundred (1,500) feet of the
6 property, and be a natural person or persons.

7 (2) Owner-occupied status shall be confirmed by at least two (2) documents demonstrating
8 primary residence. Documentation of primary residence address must match the deed as recorded
9 with the Pulaski County clerk's office. Acceptable documents include: Arkansas Driver's License;
10 State of Arkansas ID card; Pulaski County voter registration card, IRS W2 form; utility bill (dated
11 within sixty (60) days); or bank statement (dated within sixty (60) days).

12 (b) Bed and breakfast house/short-term rental type 2 (STR-2) is a non-owner occupied single-
13 family, two (2)-family or multi-family dwelling unit which contains not more than nine (9)
14 bedrooms or guest rooms, which for a fee may be occupied by a guest for no longer than twenty-
15 nine (29) consecutive days. Bed and breakfast house/short-term rental type 2 (STR-2) are a land
16 use allowed only where a planned zoning district has been approved in accordance with [Chapter](#)
17 [36](#), article VII, planned zoning district.

18 (1) No person or entity shall advertise or operate a property for use as a bed and breakfast
19 home/short-term rental type 2 (STR-2) without having first obtained board of director's approval
20 of a PZD, planned zone development.

21 **(2) Transfer of permits and initiation of permits. Bed and breakfast house/short-term**
22 **rental type 2 (STR-2) shall not be transferable in any manner. Permits cannot be passed**
23 **from owner to owner, location to location or use to use. The STR-2 approved by the**
24 **commission must be initiated within 90 days of the date of approval, unless an extension**
25 **of time is granted by the commission. Otherwise, the commission's approval of the STR-2**
26 **shall be considered void.**

27 a. *Business license required.*

28 1. Upon the board's adoption of an ordinance for a PZD, the owner can submit application
29 for a business license, to be renewed annually.

30 2. Annual inspection fee for a STR-2 is five hundred dollars (\$500.00).

1 3. The annual inspection fee would be waived for the first year if the structure is on the city's
2 unsafe/vacant list, as determined by the housing and neighborhood programs department,
3 and is rehabilitated for use as an STR-2.

4 (c) Pre-existing bed and breakfast house/short-term rental type 1 (STR-1) administrative approval
5 for pre-existing bed and breakfast house/short-term rental type 1 (STR-1) can be granted. Within
6 six (6) months of the passage of this ordinance, the owner must register the STR-1 with the city,
7 demonstrate the STR-1 was in operation six (6) months prior to passage of this ordinance,
8 demonstrate compliance with all bed and breakfast house/short-term rental type 1 (STR-1)
9 development standards and pay a one hundred fifty dollar (\$150.00) administrative review fee.

10 (1) If administrative approval is granted, the applicant will be notified and an inspection will be
11 scheduled, and a One Hundred Dollars and 00/100 (\$100.00) inspection fee is to be collected.

12 (2) Following payment of the administrative review and inspection fee, the operator shall obtain
13 a business permit, to be renewed annually.

14 (3) Annual inspection fee for pre-existing STR-1 is one hundred dollars (\$100.00) per bedroom,
15 up to a maximum of Five Hundred Dollars and 00/100 (\$500.00).

16 (d) Pre-existing bed and breakfast house/short-term rental type 2 (STR-2) non-owner occupied
17 short-term rentals (STR-2's) in operation prior to six (6) months of passage of this ordinance, which
18 have not secured entitlement through a PZD, shall apply for a PZD with the City of Little Rock
19 planning & development department within six (6) months following passage of this ordinance. If
20 no application is received, and/or if the PZD application is not approved, the property shall revert
21 to its former use status.

22 (e) All bed and breakfast house/STR-1 & 2 permit holders are responsible for collecting and
23 remitting all applicable room, occupancy, advertising & promotion tax, and sales and gross receipts
24 taxes required by Arkansas State Law or city code.

25 **Section 2.** Little Rock, Ark, Rev. Code Chapter 36, Article XIV, Section 36-603 – Development
26 Standards, be amended to read as follows:

27 **Sec. 36-603. – Development Standards**

28 (a) Purpose and intent of this section is to establish development standards for bed and bed and
29 breakfast house/short-term rentals. Compliance with these development standards shall be
30 demonstrated by applicants requesting entitlements for STR type 1 & 2.

31 (1) For STR-1 applications, compliance with these development standards shall be demonstrated
32 and submitted as a supplement to a special use permit application.

1 (2) For STR-2 applications, compliance with these development standards shall be demonstrated
2 and submitted as a supplement to the minimum criteria required for the submittal of a planned
3 zoning district application.

4 (3) Density of short-term rentals - There shall be no more than five hundred (500) short-term
5 rentals at one (1) time within the corporate boundary of the City of Little Rock.

6 (b) Development standards.

7 (1) Hosting of private parties and special events such as weddings, receptions, and other similar
8 gatherings is not allowed in short-term rentals.

9 (2) No tours for a fee are allowed to anyone other than an occupant.

10 (3) The occupancy fee may include any meal to be served to paying guests; no other meal service
11 is permitted.

12 (4) Allowable signage is that as permitted by the single-family residential standard.

13 (5) Parking plan must be provided with permit application. Off-street standard for STRs shall
14 be provided in accordance with Little Rock Arkansas Code, chapter 36, subsection 36-54(e)(1).
15 If on-street parking is proposed as an alternative to meet the above requirements, parking must
16 be available for guest use within three hundred thirty (330) feet of the short-term rental and
17 parking plan must address neighborhood impact. If the short-term rental is proposed within a
18 design overlay district, any alternate parking requirements, as provided in Little Rock, Arkansas
19 Rev. Code, [chapter 36](#), zoning, article V, district regulations shall be applicable.

20 (6) Applicants shall provide a scaled floor plan that includes all of the rooms available for rent
21 with location of windows, doors, and smoke detectors identified. Smoke detectors (certified) are
22 required in all sleeping areas, in every room in the path of the means of egress from the sleeping
23 area to the exit, and in each story with sleeping unit, including basements.

24 (7) All sleeping areas must have two (2) ways of egress, one (1) of which can be an operable
25 window.

26 (8) Proof of homeowner's, fire, hazard and liability insurance. Liability coverage shall have
27 limits of not less than one million dollars (\$ 1,000,000.00) per occurrence.

28 (9) All persons operating a bed and breakfast house/short-term rental (type 1 & 2) shall meet all
29 applicable requirements of the city of Little Rock's Municipal Code, Chapter 12, fire prevention
30 and protection, article II, Arkansas fire prevention code. Prior to use as a bed and breakfast
31 house/short-term rental (type 1 & 2), the annual City of Little Rock, building code and fire
32 marshal inspection fee must be paid and payment of annual business license received.

1 **a. The STR approved by the commission must obtain initial inspections within 90 days**
2 **of the date of approval, unless an extension of time is granted by the commission. If an**
3 **inspection is not obtained within 90 days of approval, the commission's approval of the**
4 **STR shall be considered void.**

5 **b. The STR shall be re-inspected annually within 30 days of the initial inspection date.**
6 **Failure to obtain an annual inspection can result in the commission's approval of the**
7 **STR to be revoked.**

8 (10) Smoke alarms shall be installed; all smoke alarms shall meet local and state standards
9 (current fire code). Smoke alarms shall be installed in all sleeping areas and every room in the
10 path of the means of egress from the sleeping area to the door leading from the sleeping unit.

11 (11) Carbon monoxide detectors shall be installed as directed by city staff if there are fuel-fired
12 appliances in the unit or the unit has an attached garage.

13 (12) Five (5)-pound ABC-type extinguisher shall be mounted where readily accessible.

14 (13) No recreational vehicles, buses, or trailers shall be visible on the street or property in
15 conjunction with the bed and breakfast house/short-term rental use.

16 (14) Principal renter shall be at least eighteen (18) years of age.

17 (15) *Maximum occupancy.* Maximum occupancy of any room or structure as a whole shall be
18 determined by the Arkansas fire prevention code.

19 (16) Simultaneous rental to more than one (1) party under separate contracts shall not be
20 allowed.

21 (17) The owner shall not receive any compensation or remuneration to permit occupancy of
22 a STR for a period of less than a one (1)-day rental.

23 **Section 3. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
24 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
25 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
26 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
27 ordinance.

28 **Section 4. *Repealed.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent
29 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

30 **PASSED: April 21, 2026**

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