

**Knysna**

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NOTICE: RESIDENTIAL LETTING ON RESIDENTIAL ZONED PROPERTIES

Members of the public are urged to take note of the following regulations regarding the letting of properties zoned as residential in terms of the Knysna Municipality Zoning Scheme By-law.

Long-term Rental

Long-term rental refers to long-term rental of residential properties (i.e. an entire house or dwelling unit) which typically are for 12 months or for such longer periods. This form of residential letting is permitted on any property where residential land uses are permissible and is for the permanent accommodation of a household. Planning permission is not required in this instance provided that the property has a residential zoning and allows for residential land use as a primary or secondary right.

Short-term Rental

Short-term rental refers to letting of residential properties for periods that typically exceeds one month up to several months. This form of letting is permitted on any property where residential land uses are permissible and is for the temporary permanent accommodation of a household. Planning permission is not required in this instance provided that the property has a residential zoning and allows for residential land use as a primary right.

Holiday Rental

Holiday letting refers to making a property available for holiday rental and accommodation on a daily basis or for periods over several days, not exceeding a period of one month. This is not permanent accommodation and is transient in nature. Such usage is classified as commercial and usually is for profit or gain. The rental of up to two rooms in a residential dwelling is permitted as a primary right. Planning permission must be sought in all other instances and is dependent on the property-specific circumstances. Applicants are required to submit an application in terms of the Municipality's Planning and Zoning Scheme By-laws to obtain permission to operate holiday letting on a residential property. e.g. if two or more rooms in a dwelling house will be utilised as guest rooms, an application for a bed-and-breakfast establishment can be applied for, depending on whether the zoning or overlay zone permits such use. Applicants should approach the Town Planning office for a pre-application consultation to obtain advice on the appropriate application type, and possible conditions or exemptions that may need to be included in the application.

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