

SHORT-TERM RENTAL

# INFORMATION PACKET

---

2026-27



# SHORT-TERM RENTAL RULES

---

## Off-Street Parking Requirements

Renters and their guests must park only within designated parking spaces.

Vehicles may not be parked on or within any yard, landscaped area, fire lane, loading area, median, pathway, or sidewalk, or within any common open space which is used for a purpose other than vehicle parking.

Vehicles may not park within 15' of any fire hydrant.

Vehicles may not park in any area which has been designated as a "no parking" area.

Within shared driveways and parking lots, vehicles may not park in any aisle or driving lane.

Parking in handicapped spaces shall be permitted only with a valid government-issued parking permit.

Parked vehicles may not impair access by emergency vehicles, unreasonably impede the flow of vehicular or pedestrian traffic, or restrict access to or from neighboring properties.

Commercial vehicles larger than a passenger vehicle, pickup truck or van; vehicles with more than 2 axles; trailers; and heavy machinery and equipment are prohibited.

## On-Street Parking Requirements

On-street parking is prohibited on the public portion of Seabrook Island Road (between Landfall Way and Freshfields Village).

Vehicles parked on or within a street right-of-way may not impair access by emergency vehicles, unreasonably impede the flow of vehicular or pedestrian traffic, or restrict access to or from neighboring properties.

The owner of any private street within the town (such as SIPOA or individual regimes and associations) may impose stricter parking requirements than those specified herein.

## Maximum Occupancy

All short-term rental units are subject to a maximum occupancy limit during the overnight hours. **The maximum occupancy for each rental unit – as well as the 24-hour emergency contact and fire extinguisher location – may be found on the placard located on or near the unit's primary access door.**

The maximum occupancy for each rental unit is 2 individuals per code-compliant bedroom, plus 2 additional occupants.

Children under the age of two (2) do not count toward the maximum occupancy limit.

## Commercial Uses

Renters and their guest may not conduct any commercial activities on or within the premises of a short-term rental unit; provided, however, the following types of commercial activities are expressly permitted:

- Commercial activities which are clearly incidental to the residential use of the property and which do not affect its residential character. (*Examples include professional services, remote processing of payments or other business transactions, participating in remote meetings or electronic communications, and similar activities*); and
- Outside vendors who are providing goods or services to renters and their guests or who are providing goods or services necessary for the continued operation and maintenance of the rental unit.

## Penalties

Any person violating the provisions of the town's Short-Term Rental Ordinance shall be guilty of a misdemeanor and, upon conviction, may be fined not more than \$500.00 (plus statutory assessments) or imprisoned for up to 30 days. Each violation shall constitute a separate offense.

# COMMUNITY RULES

---

## Traffic Rules

Outside the SIPOA Gate, the maximum speed limit is **35 MPH**, unless otherwise posted.

Behind the SIPOA Gate, the maximum speed limit is **25 MPH**, unless otherwise posted.

Behind the SIPOA Gate, vehicles must display a valid SIPOA gate pass at all times.

Motorists may not pass bicyclists in traffic islands on SIPOA roads. Motorists should not speed up to get around bicyclists ahead of the islands.

Bicyclists must obey all traffic rules and regulations and ride single file with the flow of traffic. Headlights and taillights should be used after dark for safety purposes. Bicycles may not be ridden on SIPOA boardwalks.

Motorcycles, motorized scooters, mopeds, go-carts, motorized skateboards and similar vehicles (with the exception of Class 1 pedal assist bicycles) are prohibited on SIPOA roads unless authorized by SIPOA for a special purpose/event.

Vehicles must come to a complete STOP at all stop signs and obey all posted signs.

Motorists must yield to pedestrians at crosswalks.

## Beach Parking

Beach parking behind the SIPOA Gate is subject to the following requirements:

- **Guests must park only in designated beach access parking spaces.**
- Beach parking is not permitted on SIPOA roads or in private villa parking areas.
- The parking lot at the SIPOA Community Center (Oyster Catcher Court) is for property owners and their accompanied guests ONLY. No visitor parking is permitted.
- Accessible parking is available adjacent to Boardwalk #1. Contact the SIPOA Gate House at (843) 768-6641 for assistance.

## Beach Rules

The following activities are prohibited on all beaches within the Town of Seabrook Island:

- Walking on or entering sand dunes (other than at designated beach access points);
- Driving or operating unauthorized motor vehicles on the beach. Class 1 e-bikes are allowed with SIPOA permit. All other e-bikes and hoverboards are prohibited;
- Harming, harassing or disturbing any protected species, such as loggerhead sea turtles, plovers, red knots and dolphins;
- Swimming in Captain Sams Inlet during the period 2 hours before to 2 hours after low tide, or any time when dolphins are present in the inlet;
- Failing to restrain a pet when and where required by ordinance (see next page);
- Leaving trash, debris, refuse or pet waste on the beach;
- Negligent operation of any vessel or watercraft, including while under the influence of drugs or alcohol;
- Launching or retrieving a motorized vessel of any kind;
- Overnight storage of personal beach equipment and supplies;
- Building or maintaining a fire or open flame (bonfires are allowed above the high-water mark with SIPOA permit only);
- Using any grill, cooker or heating device with an open flame;
- Igniting or discharging fireworks;
- Using any type of glass container;
- Engaging in commercial activities (including solicitation); and
- Chumming on or within 600' of the beach.

# COMMUNITY RULES (CONTINUED)

## Pets on the Beach

Seabrook Island's beaches are pet friendly! To ensure that all users can have a safe and pleasant beach experience, pet owners must observe the following requirements:

**Restricted Area (RED)** – Boardwalk #1 to Captain Sams Inlet:

- **NO PETS ALLOWED** EXCEPT SERVICE ANIMALS

**Limited Restriction Area (YELLOW)** – 300 yards northwest of Boardwalk #9 to Privateer Creek:

- PETS MUST BE LEASHED AT ALL TIMES

**General Beach Area (GREEN)** – In all other areas, the following seasonal rules apply:

- Peak Season (April 1–September 30):  
Pets must be leashed from 10:00 am - 5:00 pm; may be off-leash at all other times
- Off-Peak Season (October 1–March 31):  
Pets may be off-leash at all times

## General Requirements for Pets

Pets must remain on a leash in all other areas of the town, including streets, sidewalks, pathways, boardwalks, common areas, commercial areas, recreational facilities or upon the property of others.

When a pet is required to be on a leash, it must be restrained using a physical restraint made of cord, rope, strap, chain or similar material no more than 16' in length. The restraint must be secured to the animal's collar or harness and continuously held by a person who is capable of restraining the animal. Animals under voice control or under control of remotely operated devices (such as electronic collars) are considered to be off-leash.

When an animal is allowed to be off-leash on the beach, it must be effectively controlled by a competent person from: (a) entering any area on where pets are prohibited; (b) damaging or destroying any property; (c) attacking or threatening to attack any other person or animal; and (d) being a nuisance to others.



# EMERGENCY CONTACTS

DIAL 911 FOR POLICE, FIRE OR MEDICAL EMERGENCIES

## TOWN OF SEABROOK ISLAND

### Town Hall

2001 Seabrook Island Road  
(843) 768-9121 – Local  
(800) 764-8404 – Toll Free  
[townofseabrookisland.org](http://townofseabrookisland.org)  
[facebook.com/TownofSeabrookIsland](https://facebook.com/TownofSeabrookIsland)  
[x.com/SeabrookIsland87](https://x.com/SeabrookIsland87)  
[Instagram.com/townofseabrookisland](https://Instagram.com/townofseabrookisland)

## SEABROOK ISLAND POA

### Administration Office

1202 Landfall Way  
(843) 768-0061  
[sipoa.org](http://sipoa.org)

### SIPOA Gate House

2303 Seabrook Island Road  
(843) 768-6641

## UTILITY SERVICES

### Berkeley Electric Cooperative (Electric)

1135 Main Road (Johns Island)  
(888) 253-4232 – Report an Outage  
(800) 327-9615 – Main Line  
[berkeleyelectric.coop](http://berkeleyelectric.coop)  
[facebook.com/BerkeleyElectricCooperative](https://facebook.com/BerkeleyElectricCooperative)  
[twitter.com/BerkeleyElectr3](https://twitter.com/BerkeleyElectr3)

### Seabrook Island Utility Commission (W/S)

2902-A Seabrook Island Road  
(843) 768-0102  
[siuc.org](http://siuc.org)

## EMERGENCY SERVICES

### Charleston County Sheriff's Office

3691 Leeds Avenue (North Charleston)  
(843) 743-7200 – Non-Emergency Line  
[sheriff.charlestoncounty.org](http://sheriff.charlestoncounty.org)  
[facebook.com/CharlestonCountySheriff](https://facebook.com/CharlestonCountySheriff)  
[twitter.com/ChasCoSheriff](https://twitter.com/ChasCoSheriff)

### Charleston County EMS

4305 Betsy Kerrison Pkwy (Station #10)  
(843) 202-6700 – Non-Emergency Line  
[charlestoncounty.org/departments/ems](http://charlestoncounty.org/departments/ems)  
[facebook.com/CharlestonEMS](https://facebook.com/CharlestonEMS)

### St. John's Fire District

3026 Captain Sams Road (Station #2)  
(843) 559-9194 – Non-Emergency Line  
[stjfd.org](http://stjfd.org)  
[facebook.com/StJohnsFireDistrict](https://facebook.com/StJohnsFireDistrict)  
[twitter.com/STJFD](https://twitter.com/STJFD)

### Seabrook Island Beach Patrol

(Barrier Island Ocean Rescue)

32 Sora Rail Road (Kiawah Island)  
(843) 718-6083  
[beachpatrolsc.org](http://beachpatrolsc.org)  
[facebook.com/BarrierIslandOR](https://facebook.com/BarrierIslandOR)

### Charleston County Government

4045 Bridge View Dr (North Charleston)  
(843) 746-3800  
[charlestoncounty.org](http://charlestoncounty.org)  
[facebook.com/ChasCountyGov](https://facebook.com/ChasCountyGov)  
[twitter.com/ChasCountyGov](https://twitter.com/ChasCountyGov)



For news and information about Seabrook Island and surrounding areas, visit the Tidelines Community Blog at [www.tidelinesblog.com](http://www.tidelinesblog.com).

# WILDLIFE

---

## Alligators

Alligators are common in lakes, ponds, rivers, streams and swampy areas along the coastal plain of South Carolina, including right here in Seabrook Island. Below are some alligator safety tips from the South Carolina Department of Natural Resources (SCDNR):

- Never approach an alligator of any size. Keep your distance and leave alligators alone! Alligators can move in quick bursts over short distances but normally do not try to chase after people. If an alligator hisses, it's a warning that you are too close.
- Do not feed alligators. Not only is it illegal, it also teaches them to associate people with food. This can cause alligators to lose their natural fear of humans and create a greater risk to the community. If you see someone feeding alligators, please contact SCDNR at (800) 922-5431.
- Avoid swimming in areas known to harbor alligators. Don't swim or play in the water where alligators may be present, especially between dusk and dawn. Alligators are normally more active during the night.
- Keep pets out of the water if alligators are present. Pets are more susceptible to being attacked as they more closely resemble an alligator's normal prey. Do not swim with your pet as it can attract the attention of alligators.
- Never attempt to capture or move an alligator by yourself. If an alligator is in a place where it cannot reasonably be expected to get back to the water without posing a risk to itself or to others or is in a location that presents an immediate hazard, such as a road, pool, parking lot, etc., contact SCDNR at (800) 922-5431.
- If bitten seek immediate medical attention. Even minor alligator bites can result in serious infections.

Learn more at [dnr.sc.gov](http://dnr.sc.gov).

## Dolphins

Did you know that Captain Sams Inlet, which separates Seabrook and Kiawah Islands, is one of the few places in the United States where residents and visitors can regularly see Atlantic Bottlenose Dolphins engage in a unique hunting behavior called "strand feeding?"

Strand feeding occurs when dolphins work together in small groups to herd fish towards the shallow water before creating a powerful wave to push the fish onto the shore. The dolphins then lunge their bodies out of the water and onto the sand to eat the fish. Strand feeding is most likely to occur in Captain Sams Inlet 2 hours before to 2 hours after low tide.

Maintaining sufficient space for dolphins to strand feed is important to ensure that this unique behavior is not disrupted. Below are some recommendations from the Lowcountry Marine Mammal Network (LMMN) for safely observing dolphins on Seabrook Island:

### When viewing dolphins from the beach:

- Stay at least 15 yards from the water line.
- Do not swim with, chase, tease, touch or grab dolphins.
- Do not feed dolphins. It's not only harmful; it's also illegal!
- Keep quiet while dolphins are hunting.

### When viewing dolphins from a boat, kayak or other watercraft:

- Remain at least 50 yards away from dolphins (about 1/2 a football field).
- Operate vessels at no-wake speed.
- Do not enter the water, swim with, chase, tease, touch or grab the dolphins.
- Do not touch, feed or encourage dolphins to approach you or your boat.
- If dolphins approach you, do not chase, follow or encircle them.
- Never approach or separate a mother and her calf.
- Keep quiet while dolphins are hunting.

Learn more at [lmmn.org](http://lmmn.org).

# WILDLIFE (CONTINUED)

## Sea Turtles

There are four types of sea turtles commonly found along the coast of South Carolina:

- Loggerhead (most common);
- Kemp's Ridleys;
- Green Sea Turtles; and
- Leatherbacks

The annual sea turtle nesting season runs from May through August, with hatchlings emerging in July through October. Below are some helpful tips to help protect nesting sea turtles and their hatchlings on the beaches of Seabrook Island:

- Never disturb a sea turtle. Whether crawling to or from the ocean or actively nesting, sea turtles should be observed from a distance. Do not attempt to touch or ride a sea turtle.
- Avoid artificial light from dusk until dawn:
  - Do not shine lights, such as flashlights or flash photography, on or near sea turtles.
  - Turn out all lights which are visible from the beach between May and October.
  - Turn off all outdoor and deck lighting to reduce disorientation for nesting adults and hatchlings.
  - Close blinds and drapes on windows that face the beach or ocean.
- Fill in holes on the beach at the end of each day. Adults and hatchlings can become easily trapped inside holes on the beach.
- Do not leave beach chairs, tents and other equipment on the beach overnight.
- Report dead and injured sea turtles. Call SCDNR at (800) 922-5431.
- Ask a Turtle Patrol Volunteer. Seabrook Island Turtle Patrol volunteers are regularly on the beach to interact with and educate visitors. Look for a SITP volunteer while on the beach.

Learn more at [siturtlepatrol.com](http://siturtlepatrol.com).

## Shorebirds

The beaches of Seabrook Island have been designated as a critical habitat for several threatened and endangered species of shorebirds, including:

- Red Knots;
- Piping Plovers;
- Wilson's Plovers; and
- Least Terns.

Human disturbance is harmful to shorebirds; their survival depends on you! Below are some helpful tips from the Seabrook Island Birders (SIB) on ways you can help protect shorebirds on the beaches of Seabrook Island:

- Give the birds space. Resting and feeding are critical to the survival of migratory and wintering bird populations. If birds run or fly when you approach, you're too close!
- Keep out of posted areas and dunes. Birds may be nesting. Disturbance of nests may result in the loss of eggs and chicks.
- Be a bird-friendly dog owner. Keep dogs on a leash when near bird flocks. Don't allow dogs to chase birds; it stresses the birds & saps their energy for migration. Follow the town's Beach Rules for Pets ordinance.
- Ask a Shorebird Steward: SIB volunteers are regularly on the beach to interact with visitors and educate them on our local shorebird populations. Look for a SIB Shorebird Steward while on the beach.

Learn more at [sibirders.com](http://sibirders.com) or scan the QR code below:



# OTHER INFORMATION



## Seabrook Island Beach Patrol

Personnel from Seabrook Island Beach Patrol are on the beach daily from April 1<sup>st</sup> to September 30<sup>th</sup>. All Beach Patrol personnel are certified lifeguards and receive extensive training. For assistance with a non-life-threatening situation, please call (843) 718-6083. *For police, fire and medical emergencies, always DIAL 911.*



## Visit the Chow Town Food Truck Rodeo

If you're visiting during the summer months, stop by Town Hall during one of our food truck rodeos. Each event will feature a variety of food and dessert vendors, music, games and more. In 2026, Chow Town events will take place from 5:00 pm to 8:00 pm on the following dates:



- May 27<sup>th</sup>
- June 17<sup>th</sup>
- July 8<sup>th</sup>
- August 5<sup>th</sup>



## Don't Miss the Dolphins!

Hoping to catch a glimpse of our famous strand feeding dolphins? Head out to Boardwalk #1, hang a left at the beach and walk all the way to Captain Sams Inlet. The dolphins are most active 2 hours before to 2 hours after low tide.



## Take the Scenic Route

A vacation should be about rest and relaxation, so why drive when you can get there safely on foot or by bike? The town maintains a 10-foot mixed-use pathway along the outbound lane of Seabrook Island Road, giving visitors the option to walk or ride a bike to places like Bohicket Marina and Freshfields Village.



## Help Reduce Plastic Pollution

In July of 2019, Seabrook Island Town Council approved an ordinance prohibiting the distribution of single-use plastic carryout bags, plastic straws, and polystyrene coolers, cups and other food containers by business establishments in the town. While this ordinance does not prohibit individuals from *using* single-use plastic items, the town encourages visitors to use environmentally friendly alternatives whenever possible to help reduce the long-lasting impacts of plastic pollution.



## Contact Us

If you have a question or comment about the town's short-term rental rules, beach rules or other community regulations, feel free to contact Town Hall by phone at (843) 768-9121 or by email at [info@townofseabrookisland.org](mailto:info@townofseabrookisland.org).