

Sec. 14-78 to Sec. 14-94 proposed text amendments to address short-term rentals

Sec. 14-78. - Purpose and scope.

(a) Purpose. The city recognizes the need for an organized, systematic inspection program of residential housing within the city to ensure rental housing meet city and state housing safety, health, fire, building, and zoning codes, and to provide a more effective system for compelling the correction of code violations and the proper maintenance of rental property within the city. Further, the most effective system to provide for rental inspections is the creation of a program requiring the licensing of all residential rental housing within the city to ensure properties meet applicable requirements and to facilitate an orderly inspection schedule. This rental licensing program is intended to protect and promote the health, safety, and general welfare of the entire community.

(b) *Scope; application to existing rental properties.*

2) Exceptions. The provisions of this article do not apply to the following:

- a. Homes for the aged.
- b. Licensed in-home residential care facilities.
- c. Hotels and motels.
- d. College owned dormitories.
- e. Residential college-related facilities in a College Development Zone (CDZ).
- f. Dwelling units which are occupied by the owner as the owner's primary residence.

Sec. 14-80 - Definitions.

Short-term Rental is any residential property, dwelling unit, or a portion thereof that is rented to a transient for less than thirty (30) consecutive days.

Transient is any person who, at their own expense or at the expense of another, exercises occupancy or possession, or is entitled to occupancy or possession, by reason of any rental agreement, concession, permit, right of access, option to purchase, license, time-sharing arrangement, or any other type of agreement for a period of less than thirty (30) consecutive calendar days.

DIVISION 2. - LICENSE

Sec. 14-94. - Short-term rental.

(A) Purpose. The City recognizes that short-term rentals provide an opportunity for residents to use their property to generate supplemental income; and, when properly managed, short-term rentals have a minimal impact on surrounding properties. When not properly managed, short-term rentals have the capacity to generate noise, traffic, and trash beyond what is typically present in a residential neighborhood creating a nuisance. These issues can be especially acute when the owner of the property does not reside in the home. To promote the health, safety, general welfare of the community, the City

facilitates and regulates the use of residential properties for short-term rentals by:

(1) Requiring the licensure of short-term rentals.

(2) Establishing standards pertaining to noise, occupancy, and parking for short-term rentals.

(B) License Required. No property shall be used as a short-term rental without a license issued by the City. The procedure for receiving a license shall be as follows:

(1) Application for a license shall be made pursuant to section 14-91. Such application must show compliance with the density requirements of section 14-97, except for an application for a temporary license pursuant to section 14-95.

(2) An applicant is limited to a maximum of 10 licenses to own and operate short-term rental units within city limits.

(C) Standards. The following standards apply to all short-term rentals:

(1) Listings advertising the property's availability for rent must state the license number, maximum occupancy permitted by the license, and the maximum number of vehicles that may be parked overnight on the property.

(2) An appropriate number of waste containers must be present to accommodate the amount of trash generated by the short-term rental. Waste may not be stored outside of approved containers. All waste containers must be stored outside of public view, except on day of collection.

(3) Between 10:00 p.m. and 7:00 a.m. no more than the maximum number of overnight guests stipulated in the license may be present on the property.

(4) Between 10:00 p.m. and 7:00 a.m. parking is limited to the maximum number of vehicles stipulated in the license. At no time may vehicles be parked on grass or so as to obstruct access to neighboring residences, the public right-of-way, or emergency vehicle access.