

**Short-Term Rental
Chapter 56 Proposed**

**Committee Substitute
to 230268**

Process to date

- ▶ Ordinance 221069 passed December 15, 2022
- ▶ Review audit and current ordinance
- ▶ Research and receive recommendations
- ▶ Draft Chapter 56
- ▶ Engage interest groups and Solicit additional feedback
- ▶ Developing registration procedures
- ▶ Advertising positions

SEC. 56-801

PURPOSE

- ▶ Identify STR's to ensure public health and safety, and compliance
- ▶ Allow STR's to operate, increasing accountability and preserving existing neighborhoods
- ▶ Encourage cooperation of booking service providers

SEC. 56-802

DEFINITIONS

- ▶ Advertising
- ▶ Booking service provider
- ▶ City
- ▶ Director
- ▶ City Incentive
- ▶ Department
- ▶ Dwelling
- ▶ Long-term resident
- ▶ Non-resident short-term rental
- ▶ Owner
- ▶ Properly permitted Type 1 STR
- ▶ Properly permitted Type 2 STR
- ▶ Properly registered STR pursuant to Chp 88
- ▶ Primary residence
- ▶ Registrant
- ▶ Registration period
- ▶ Resident short-term rental
- ▶ Short-term rental

SEC. 56-803 ANNUAL SHORT-TERM RENTAL REGISTRATION

- ▶ Establishes fee and registration requirements
- ▶ Defines documentation required for resident and non-resident STR
- ▶ Defines Safety, Legal, and Tax requirements & inspections
- ▶ Establishes zoning and density restrictions
- ▶ Establishes prohibitions for non-resident STR's that received city incentives

SEC. 56-804 DEREGISTRATION

- ▶ **Defines what constitutes deregistration of a STR**
- ▶ **Establishes appeal process**

SEC. 56-805 APPEAL

- ▶ **Outlines appeal process**

SEC. 56-806
CHANGE IN
REGISTRATION
INFORMATION

- ▶ Establishes procedure if change of ownership or registrant information

SEC. 56-807

UNLAWFUL ACTS

- ▶ Registration violation
- ▶ Failure to maintain primary residence
- ▶ Advertising violation
- ▶ Unlawful transactions
- ▶ Failure to comply with safety, legal, or tax requirements
- ▶ Records

**SEC. 56-808
RECORDS OF
REGISTRANT
AND BOOKING
SERVICE
PROVIDER**

- ▶ Establishes records that must be kept by the registrant and the booking service provider
- ▶ Requires department to make publicly available a list of all registered STR's

SEC. 56-809 VIOLATIONS

“Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of an ordinance violation and, upon conviction thereof, shall be punishable as set forth in Section 56-810. Each day during which any unlawful act, as defined in Section 56-807, occurs or continues shall constitute a separate violation.”

SEC. 56-810

PENALTIES

“Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment.”

SEC. 56-811 SUBPOENAS

“For purposes of enforcement of this article, the City shall have the authority to issue subpoenas to compel the attendance and testimony of witnesses, with or without documentary evidence, and the production of books and documents. It shall be unlawful to refuse to obey a subpoena issued pursuant to this section.”

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- ▶ Restricts non-resident STRs to non-residential zones by requiring they comply with Ch. 88 zoning requirements in 230267
- ▶ Establishes density limits for non-resident STR's
- ▶ Restricts single-family properties to only one STR per parcel
- ▶ Requires previously approved STRs to apply to register under the new regulations established in Chapter 56 once their current annual registration expires
- ▶ Exempts from zoning and density requirement legal operators of non-resident STR's who received their approval prior to December 2022
- ▶ Requires re-registration if the property changes hands during a registration period
- ▶ Establishes implementation process when a deregistration occurs
- ▶ Establishes a flat registration fee at \$200
- ▶ Prohibits booking platforms from listing or transacting with any unregistered or deregistered STR's
- ▶ Requires registrants to report whether they've been banned elsewhere and provide a statement of how they plan to avoid any previous issue that led to deregistration
- ▶ Creates consequences for multiple convictions of violations under this code
- ▶ Adds a recordkeeping requirement for complaints received

SUMMARY

Next Steps

- ▶ Pass ordinance
- ▶ Staff STR work group
- ▶ Educate STR owners
- ▶ Go live with Registration
(May xx proposed)

COMMENTS?