

Short Term Rental Ordinance

May 2, 2023

City Council Workshop



What is a Short Term Rental? (STR)

Any home/ bedroom rented to a transient person for less than 30 days at a time.



Why Ordinance is Needed:

- Protect health/ safety of current residents & visitors
- Preserve residential character of neighborhoods



How Ordinances Meet Purpose:

- Protect health/ safety of current residents & visitors
- Inspections (Fire & Code)
- Require local contact
- Preserve residential character of neighborhoods



How Ordinances Meet Purpose:

- Protect health/ safety of current residents & visitors
- Inspections (Fire & Code)
- Require local contact
- Preserve residential character of neighborhoods → • Regulate:
 - Parking
 - Noise/ Special Events
 - Garbage



Proposed Ordinance



Proposed Regulations:



Permit required



No detached structures

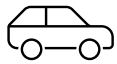


No RVs



Proposed STR Regulations

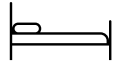
Proposed Regulations:



All parking off-street on paved surface



Garbage screened from view



Only bedroom can be used for sleeping



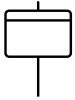
Max. 3 persons per bedroom



Proposed Regulations:



No Special Events or parties



Post Noise & Parking requirements



Keep guest register

- Names, phone number, address
- Make, model and license plate of vehicle



Post phone # of local contact person



Proposed STR Regulations

Local Contact Person Required



21 years or older



Respond to calls 24 hour / day



Be on site within 1 hour



Application Requirements



Fire Marshal inspection report



Code Enforcement inspection report



Pay local lodging tax



Occ. Certificate for each STR



Fire Marshal Inspection Requirements

- Fire Extinguishers
- Interconnected Smoke Alarms
- Carbon Monoxide Alarms
- Safe Outdoor Cooking Procedures
- Safe Means of Egress
- No Use of Extension Cords for Permanent Wiring



Code Inspection Requirements

- Pool barrier & hot tubs
- Bedroom inspection
 - Establish max. overnight occupancy
- Paved parking on site
- Garbage storage location
- House numbers posted
- All required STR postings
- Property maintenance code



Application Requirements, cont.



Criminal background check

- 5 years felony-free
- 2 years municipal conviction free (except traffic)



City mails local contact info

- Every residence w/in 500 feet



Enforcement



3-strike policy in 12-month period

- 1st strike: citation + \$500 fine
- 2nd strike: citation + \$1,000 fine

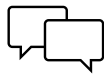


3rd strike:

- citation + \$1,000 fine
- Revoke permit & occ. tax for 24 months
- Owner & contact cannot apply for another permit elsewhere in City for 24 months



Questions & Discussion



Next Steps

- Revise draft ordinance
 - Return to Council with revised draft ordinance
- Get quotes from 3rd party monitoring service providers
- Develop public education program and materials
- Council adoption and program launch



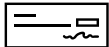
Fees

All new programs must identify revenue source or budget cuts



Public costs:

- 3rd party monitoring service: est. \$7,000/ year
- Staff time: inspections, administration & enforcement



Suggested permit fee: \$400