CURRENT CODE

- Requires the owner to live in the house 275 days year
- Requires a rental certificate
- Requires a board of adjustment use approval
- Cap of 10% of units in a multi-family structure
  - Up to one below 9 (but not clear in code)
CODE REQUIREMENTS

- Rental party must have at least one person 18 years or older
- Cannot produce sound in excess of allowed limits (65Dba at the property line)
- Guest must be provided with local information (parking restrictions, garbage days, emergency information)
- Provide neighbors with owner or management agent contact information
BOA TO CONSIDER

- Safe guard the safety and general welfare
- Not unduly increase congestion
- Not constitute a nuisance
- Occupancy based on square footage
- Reconsidered if deemed to be nuisance
- Tenant must get approval of the owner
- For multi-family first come first approved
PROPOSED AMENDMENTS

• Owner does not have to reside in the structure
• One short term unit per household dwelling
• Requires a rental certificate
• Requires a board of adjustment use approval
• Cap of 10% of units in a multi-family structure
  • Up to one unit in a multi-family structure
• Provide a local management agent
PUBLIC INPUT – FROM INDUSTRY

- Favor the proposed changes
- Short term rentals are good for the economy
- Short term rental rehab improves the quality of the house
- Must be clean and in good order to get best reviews
- Provides jobs
PUBLIC INPUT - CITIZENS

- Drives down property values
- Disruptive to the neighborhood
- Causes congestion
- Limit numbers in neighborhoods by block or separation
- Enforcement happens after bad actions
- Adverse affect on affordable housing
USE PERMIT

• Runs with the land not with the owner
• Expires if the use stops for one year

• Suggested change
  • Use permit to be reviewed by the board after ten years
ENFORCEMENT

• Complaint
• Investigate (on site inspections, police reports, complaints testimony)
• If a violation is established, back to the Board of Adjustment (30-60 days after complaint)
• If use is prohibited monitor for compliance
• If the use continues file a lawsuit seeking a court order (6 – 18 months after board hearing)
CONCLUSION

• Council direction

• Thank you