

### **35.2-71.16 Short Term Rental**

**Short Term Rentals as defined in Section 35.2-113 of this Ordinance shall be a use permitted by right in the R-C, R-1, R-2, R-3, R-4, B-1, B-3, B-4, B-5 & IN-2 Districts subject to the following provisions:**

- (a) **On or before July 1 of each year, the owner or managing agent, or a duly authorized representative acting on behalf of the owner or managing agent, shall register the address of any dwelling unit to be used for short term rental. The form used for registration may include multiple addresses under single ownership.**

**Every person filing registration forms with the Zoning Administrator shall pay a one-time registration fee of one hundred and fifty dollars (\$150) per form to defray the cost of processing the registration.**

**An additional fee of one hundred and fifty dollars (\$150) shall be paid when either (1) the identity of the owner(s) of the previously registered dwelling unit(s) changes, or (2) an additional address is shown on the registration form filed for a previously registered owner. A change in the "identity of the owners" is deemed to occur if there is any modification in either the quantity of unrelated owners or the nature of the owner(s).**

**On or before July 1 or each year, the owner or managing agent or a duly authorized representative of a dwelling previously and continuing to be used as a short term rental shall provide the City with updated contact information.**

- (b) **Any person who fails to register a building to be used as a short term rental by the July 1 deadline shall be subject to a penalty of five hundred dollars (\$500).**
- (c) **The maximum number of occupants in a dwelling unit offered for short term rental shall not exceed four (4) unrelated individuals. Where two or more related individuals occupy a short term rental unit, only one person unrelated to the related people may occupy a short term rental unit. The number of dwelling units shall not exceed that which is permitted in the underlying zoning district.**
- (d) **Short-term rentals shall be exempt from Section 35.2-62, Parking and Loading**

- (e) All buildings offered for use as a short term rental shall meet the requirements of the Uniform Statewide Building Code.
- (f) Three (3) violations of state or local laws, ordinances or regulations for a property offered for short term rental and directly related to the short term rental use within a one (1) year period, shall result in the use no longer being permitted.
1. Prior to revoking approval for a property to be used or offered as a short term rental, the Zoning Administrator shall give written notice to the owner describing the violations constituting the basis of the revocation.
  2. Notice shall be given to the owner by:
    - a. Posting a copy of the notice in a conspicuous place on the premises.
    - b. First Class mail or e-mail to the addresses listed in the registration form.