

# What are Short-Term Rentals?

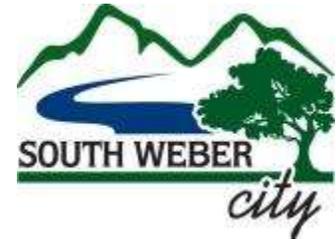
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Short-Term Rentals (STRs), commonly referred to as Vacation Rentals or Nightly Rentals, are defined as a rental of a residential dwelling unit (in whole or part) for a period of less than 31 consecutive days

Common sites advertising nightly rentals include:



# Different Perspectives – What Lens Do We Look Through?



## Property Owner

Property rights – use my property as I see fit

5 visiting family members with 2 cars is similar to 5 strangers & 2 cars paying rent

Ok to rent property long-term (e.g. 6-month or 12-month lease). Why is short-term any different?

This industry is market driven and property will not rent if the experience gets poor reviews

## Neighbor

Property rights – enjoy my property without intrusion

Parking & noise patterns are very different between vacationers and long-term residents

Safety concerns when strangers are constantly in the area

Property value decreases as it's harder to sell if next to a STR

## Community

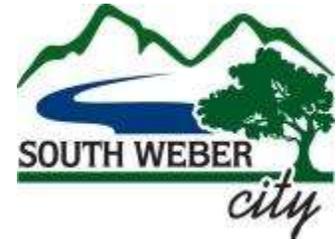
What is the real problem we're trying to solve? Will legislation solve it?

What are the potential unintended consequences of legislation?

Are STRs an overall positive or negative to the community when you consider all the pros and cons (tax revenue, residual commercial sales, etc)?



# State Law & Enforcement Challenges



State Law **does not allow a city** to “enact or enforce an ordinance that **prohibits** an individual from **listing or offering** a short-term rental **on a short-term rental website**”

– HB 253

## Enforcement Challenges

Other cities have found it extremely difficult to build a case that a property is being used as a rental

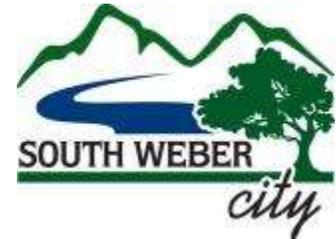
A common response to inquiries is “I’m staying with my cousin”. Can that be disproved?

The individual(s) breaking noise or other ordinances do not own the property

Proactive Enforcement requires large amounts of time & money

Complaint-based enforcement creates unintended consequences in a neighborhood

# Other Cities' Strategies



Only allowed in Commercial Zones with mixed use allowance

Must be part of a development with CCRs, private street system and at least 8 homes

Requires Conditional Use, Inspection, & Business License



Very permissive regulatory environment

Planned areas for rental units with wider streets, additional sanitation service, & police patrol



## St. George

Only allowed in "Resort Overlay Zone" on the west side of the city & in downtown historic homes

Must be part of a planned development with 100 minimum units & private amenities (e.g. pool, clubhouse, etc)

Must have adequate off-street parking



Only allowed in Commercial Zones

Hired FT Code Enforcement to proactively enforce

Just now moving to require business licenses for long- and short-term rentals (no fees set yet)

Trying to ensure every property owner has their own state sales tax ID and business license



Require to be owner-occupied or be able to respond within an hour

Created civil fine ordinance so fines are not criminal

Non-payment brings a lien on the property and the city would collect when the house is sold