

1 **..Title**

2 **Short Term Rental Licenses – Extension of Moratorium** - For the purpose of extending the  
3 moratorium on the issuance of new non-owner-occupied short term rental licenses in certain  
4 conservation residence districts; extending the moratorium on the transfer of existing non-owner-  
5 occupied short term rental licenses in certain conservation residence districts; and providing for  
6 the termination of the moratorium, subject to a certain contingency.

7 **..Body**

8 **CITY COUNCIL OF THE**  
9 **City of Annapolis**

10 **Resolution 15-21**

11 **Introduced by: Alderwoman Tierney**  
12 **Co-sponsored by: Alderman Savidge**

13 **A RESOLUTION concerning**

14 **Short Term Rental Licenses – Extension of Moratorium**

15  
16 **FOR** the purpose extending the moratorium on the issuance of new non-owner-occupied short  
17 term rental licenses in certain conservation residence districts; extending the moratorium  
18 on the transfer of existing non-owner-occupied short term rental licenses in certain  
19 conservation residence districts; and providing for the termination of the moratorium,  
20 subject to a certain contingency.

21  
22 **WHEREAS,** on January 13, 2020, the City of Annapolis adopted O-26-19 requiring the licensing  
23 of short term rentals to create the legal framework for a comprehensive system of  
24 regulating short term rentals within the City in the interest of public health, safety,  
25 and welfare; and

26  
27 **WHEREAS,** to effectuate the intent of O-26-19, the City awarded a contract to a compliance  
28 service to determine the current short term rental license inventory in Annapolis  
29 and to identify how many licensees are operating with or without a City-issued  
30 rental license; and

31  
32 **WHEREAS,** currently the majority of pending applications for short term rental licenses are  
33 concentrated in the C1 and C1-A Conservation Residence districts; and

34  
35 **WHEREAS,** Section 21.40.130 of the Annapolis City Code states that “the C1 Conservation  
36 Residence district is designed to encourage the conservation of the educational,  
37 cultural and historic character of the old City”; and

38  
39 **WHEREAS,** Section 21.40.140 of the Annapolis City Code states that “the C1-A Special  
40 Conservation Residence district is designed to preserve neighborhoods that have  
41 been identified as "at risk" in the Annapolis Comprehensive Plan as amended  
42 through and including amendments to the "Ward One Sector Study." At risk

1 neighborhoods are identified as being significantly impacted by at least two of the  
2 following characteristics:

- 3  
4 1. A growing number of nonconforming uses,  
5 2. Unmaintained buildings or lots,  
6 3. Traffic volumes inconsistent with strictly residential land uses due to through  
7 commercial traffic, and  
8 4. Other adverse impact from nearby commercial uses.  
9

10 Lands zoned C1-A are the focus of the intensive public efforts, including periodic  
11 monitoring of land uses, to minimize conversions from single-family to multi-  
12 family or office use, to stabilize and enhance the residential quality of life, and to  
13 encourage single-family development and conversion to single-family use”; and  
14

15 **WHEREAS,** on January 11, 2021, the City Council adopted R-61-20 which placed a moratorium  
16 on the issuance of any new non-owner-occupied short term rental licenses and on  
17 the transfer of any existing non-owner-occupied short term rental licenses in the C1  
18 and C1-A conservation residence districts for a 3-month period of time; and  
19

20 **WHEREAS,** on March 8, 2021, the City Council introduced O-7-21 for the purpose of requiring  
21 special exception approval for a new non-owner-occupied short term rental license  
22 in the R2-NC, C1, and C1-A conservation residence districts; requiring special  
23 exception approval for the transfer of any existing non owner-occupied short term  
24 rental license in the R2-NC, C1, and C1-A conservation residence districts;  
25 providing definitions; and providing for the waiver of special exception approval  
26 for certain individuals; and  
27

28 **WHEREAS,** due to the significant historic nature of the conservation residence districts, and the  
29 impending expiration of the moratorium approved by R-61-20, the City Council  
30 desires to extend the moratorium until final City Council action is taken on O-7-21.  
31

32 **NOW, THEREFORE,**  
33

34 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the extension of the  
35 moratorium on the issuance of any new non-owner-occupied short term rental licenses and on the  
36 transfer of any existing non-owner-occupied short term rental licenses in the C1 and C1-A  
37 conservation residence districts is hereby approved.  
38

39 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the  
40 moratorium shall not prohibit the use of a property for short term rental if the property has already  
41 been licensed by the City pursuant to Chapter 17.44 and the property is in compliance with all  
42 relevant code provisions.  
43

44 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that this  
45 resolution shall take effect from the date of its passage and shall terminate when the City Council  
46 takes final action on O-7-21.

1  
2  
3  
4  
5  
6

**EXPLANATION**

Underlining indicates matter added.  
[~~Strikethrough~~] indicates matter stricken.