

1 **..Title**

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

7 **..Body**

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

10 **Resolution 61-20**

11 **Introduced by: Alderwoman Tierney**

12 **Co-sponsored by: Alderman Savidge and Alderman Schandelmeier**

13 **Referred to:**

14 **Public Hearing**

15 **Rules and City Government Committee**

16 **Housing and Human Welfare Committee**

17 **A RESOLUTION concerning**

18 **Short Term Rental Licenses - Moratorium**

19 **FOR** the purpose of placing a moratorium on the issuance of new non-owner occupied short term
20 rental licenses in certain conservation residence districts; placing a moratorium on the
21 transfer of existing non-owner occupied short term rental licenses in certain conservation
22 residence districts; providing for the application of the moratorium; and setting a date for
23 termination of the moratorium.

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

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

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

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2 **WHEREAS**, Section 21.40.140 of the Annapolis City Code states that “the C1-A Special
3 Conservation Residence district is designed to preserve neighborhoods that have
4 been identified as "at risk" in the Annapolis Comprehensive Plan as amended
5 through and including amendments to the "Ward One Sector Study." At risk
6 neighborhoods are identified as being significantly impacted by at least two of the
7 following characteristics:

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

14
15 Lands zoned C1-A are the focus of the intensive public efforts, including periodic
16 monitoring of land uses, to minimize conversions from single-family to multi-
17 family or office use, to stabilize and enhance the residential quality of life, and to
18 encourage single-family development and conversion to single-family use”; and
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20 **WHEREAS**, due to the significant historic nature of the conservation residence districts, the City
21 Council desires to place a moratorium on the issuance of any new non-owner
22 occupied short term rental licenses and on the transfer of any existing non-owner
23 occupied short term rental licenses in the C1 and C1-A conservation residence
24 districts to allow sufficient time to complete and evaluate the compliance study of
25 inventory in those districts.

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27 **NOW, THEREFORE,**

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29 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that a moratorium on the
30 issuance of any new non-owner occupied short term rental licenses and on the transfer of any
31 existing non-owner occupied short term rental licenses in the C1 and C1-A conservation residence
32 districts is hereby approved.

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34 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the
35 moratorium shall terminate 6 months after the City Council adopts the 2020 Comprehensive Plan.

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

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42 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that this
43 resolution shall take effect from the date of its passage.
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46 **EXPLANATION**

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