

O-23-23

Short-term Rental Licenses and Regulations

AMENDMENT 1 – ALD. O'NEILL

Amendment Summary:

Allows the Planning and Zoning Department to revoke a short-term rental license after three nuisance complaints against the property. The property owner must receive the notifications. The Planning and Zoning Director, or their designee, has the authority to judge whether a complaint is valid.

On page 7, at the end of line 12, insert a new paragraph and subsection "d." "Any property having been the subject of three community or nuisance complaints received by the Department and which are directed to the owner or license holder directly, or through their property manager, shall be denied a license or may have it revoked."

As the change would look in the resolution:

G. Enforcement and Penalties.

1. Cause for Denial, Suspension, or Revocation.

- a. All of the requirements of this subtitle shall be maintained throughout the license tenure. Failure to do so shall result in the denial of an application for a license or the revocation of a license already issued.
- b. Additional grounds for denial, suspension, or revocation include, but are not limited to:
 - i. Causing a verified nuisance as defined in Section 17.44.110 of this title; or
 - ii. Any adverse effect on public health, safety, and the general welfare; or

Explanation:

~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates an amendment (change) to the City Code.

Amendments:

Underlining & black - copyediting or reformatting of existing law

Underlining & red - new matter added to the code.

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- iii. Excessive noise or traffic, unruly public behavior, and any threat to public safety directly or indirectly associated with use of the property as a Short Term Rental.
- c. Fraud, misrepresentation, false statement and inaccuracies in the application or supporting documents shall be grounds for immediate revocation or denial of the short-term rental license.
- d. Any property that has been the subject of three valid nuisance complaints as determined by the Director of Planning and Zoning shall be denied a license or may have it revoked. The owner or their property manager must have been notified of each nuisance complaint.

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