



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Michael Mallinoff, City Manager

Date: October 19, 2023

Subject: R-55-23: Temporary Moratorium on Short-Term Rental Licenses

Purpose of legislation

The purpose of this legislation is to implement a temporary moratorium on the City's issuance of short-term rental licenses while the City Council considers Ordinance 32-23, Short-term Rental Licenses and Regulations, and amendments to the legislation.

Impact of legislation on operations

This legislation would allow existing short term rental licenses to renew but would prevent new licenses from being issued. Implementation should be a fairly straightforward matter of notifying Host Compliance (the third party that oversees the software used to issue and track licenses) and the City staff that perform the inspections. The Host Compliance software should be able to prevent new licenses from being created. It is important to remember that not all current short term rentals in the City are licensed. The Host Compliance software does periodically scan the web for unlicensed rentals and send notices to property owners, but much of the compliance with the program is complaint-driven. While the system change would prevent new licenses, the City would continue to rely on that periodic scanning and on complaints to identify unlicensed short-term rentals.

Impact of legislation on staffing

The City's short-term rental licensing program is managed through a contract with a third party, so this legislation will not impact City staffing.

Prepared by Victoria Buckland, Assistant City Manager