



Legislation Text

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

**CITY COUNCIL OF THE  
City of Annapolis**

**Resolution 61-20**

**Introduced by: Alderwoman Tierney**

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

**Referred to:**

**Public Hearing**

**Rules and City Government Committee**

**Housing and Human Welfare Committee**

**A RESOLUTION concerning**

**Short Term Rental Licenses - Moratorium**

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

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

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

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

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

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

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

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

**WHEREAS**, due to the significant historic nature of the conservation residence districts, the City Council desires to place a moratorium on the issuance of any new non-owner occupied short term rental licenses and on the transfer of any existing non-owner occupied short term rental licenses in the C1 and C1-A conservation residence districts to allow sufficient time to complete and evaluate the compliance study of inventory in those districts.

**NOW, THEREFORE,**

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

**AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the moratorium shall terminate ~~6 months after the City Council adopts the 2020 Comprehensive Plan~~ 3 months after adoption of this Resolution to allow for public testimony on the Comprehensive Plan and City Council review of the growth of non-owner occupied Short-Term Rentals in the Conservation Districts.

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

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

#### EXPLANATION

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