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Moratorium on the Issuance of Short Term Rental Licenses - For the purpose of placing a moratorium on the issuance of short term rental licenses; and setting a date for termination of the moratorium.

CITY COUNCIL OF THE

City of Annapolis

Resolution 10-20

Introduced by: Alderman Savidge
Co-sponsored by:

Referred to
Economic Matters Committee

A RESOLUTION concerning

Moratorium on the Issuance of Short Term Rental Licenses

FOR the purpose of placing a moratorium on the issuance of short term rental licenses; and setting a date for termination of the moratorium.

WHEREAS, on January 13, 2020, the City of Annapolis adopted regulations 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, Chapter 17.44 of the Code of the City of Annapolis contains certain requirements for any short term rentals within the City; and

WHEREAS, despite the licensing system and related requirements for short term rentals, Chapter 17.44 does not contain detailed regulations for the appropriate location, rules, and regulations within the various zones contained in the City's Zoning Code; and

WHEREAS, while short term rentals support tourism they also impact neighborhoods by reducing the number of rentals for year round residents of the City and, therefore, the City needs to review its regulations and requirements for short term rentals; and

WHEREAS, in light of the need to amend the standards and regulations for short term rentals, to address their high density in certain neighborhoods, the City desires to initiate a process to consider amendments to Chapter 17.44 and the Zoning Code; and

WHEREAS, all property licensed as short term rentals as of January 13, 2020, shall continue to remain

licensed and subject to renewal, if in compliance with all relevant code provisions, during the period of the moratorium; and

WHEREAS, the City has determined that it is necessary to give further study to short term rentals, in order to insure consistent, cohesive and sensible regulation of short term rentals within the City; and

WHEREAS, the City has determined that during this further study, it would be counterproductive if applications for approval of licenses for new short term rentals were allowed to move forward; and

WHEREAS, the City also recognizes that indefinitely deferring review of applications for approval of licenses for new short term rentals could result in hardship to some applicants.

NOW, THEREFORE,

BE IT RESOLVED, during the course of the City's deliberations as to the appropriate regulations for all short term rentals, review of all applications for short term rental licenses pursuant to Chapter 17.44 should be deferred, and that a moratorium is hereby declared, effective immediately, for a maximum period of 365 days, subject to the City's right to reduce the moratorium period if the City determines that less time is needed for its deliberations.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that during the period of this moratorium, there shall be no consideration or action taken by the City, any elected official, any appointed official, or any employee on any request for any new license for a short term rental.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that this moratorium shall not prohibit the use of property for short term rental if the property has already been licensed by the City pursuant to Chapter 17.44.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that this moratorium shall not prohibit the acceptance and approval of short term rental license applications submitted to the City prior to the adoption of this Resolution.

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.