

O-40-25**Establishing a 12-Month Moratorium on New Short-Term Rental Licenses****AMENDMENT 3 – ALD. HUNTLEY**

Amendment Summary:

Amendment 3 clarifies that the City already receives a comprehensive annual report on short-term rentals. It eliminates the Whereas clause discussing a short-term rental report to the Council and reiterates, in subsection 5, that the City Council will receive an annual report from the city manager on short-term rentals in the City, their impacts, and potential legislative changes.

MOTION:

- 1) On page 2, strike lines 22 through 36.
- 2) On page 3, strike lines 31 through 33, and on line 31 insert the following:

"5. No later than 60 days prior to the expiration of the moratorium, the City Manager or their designee shall present to the City Council the annual report on short-term rentals pursuant to §17.44.090(H), which includes, but is not limited to:

- a. A map containing the location of short-term rental property in the City;
- b. Statistics on the number of short-term rentals, including new rental permits over the past year, increases or decreases;
- c. Analysis of the impact short-term rentals are having on the City;
- d. Recommendations on any City Code changes regarding short-term rentals; and
- e. Other information the Director deems appropriate to help the City Council set policy on short-term rentals."

Explanation Note:

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

Underlining & black means copyediting or reformatting of the existing Code section

Underlining & red means new matter added to the code.

Underlining & blue means an amendment to legislation

As the Change Would Look in the Legislation

This is solely for showing changes & is *not* part of the Amendment Motion.

WHEREAS, ~~The purpose of this moratorium is to provide the Annapolis City Council with adequate time to:~~

- ~~a. Conduct a comprehensive study of the impacts of short-term rentals on residential neighborhoods, housing availability and affordability, and community character;~~
- ~~b. Review and analyze short-term rental regulations adopted by other jurisdictions;~~
- ~~c. Evaluate the effectiveness of current zoning and land use regulations as they relate to short-term rentals;~~
- ~~d. Hold public hearings and gather input from residents, property owners, and other stakeholders;~~
- ~~e. Draft, review, and adopt comprehensive short-term rental regulations that balance property rights with community interests and the preservation of residential neighborhoods;~~

WHEREAS, This ordinance does not affect special events that have been approved by the City Council, such as the annual Spring and Fall sailboat and powerboat shows held in Annapolis, as well as any other special events designated by a resolution from the City Council; and

WHEREAS, The City Council finds that a temporary moratorium of 12 months is necessary and reasonable for the due consideration, implementation and assessment of recently adopted resolutions, and necessary to consider additional actions or potential amendments further, as and if recommended by the mandated assessment.

SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that:

1. No new licenses for short-term rentals shall be issued by any department or agency of the City of Annapolis for a period of 12 months following the effective date of this ordinance.
2. This moratorium shall not apply to the renewal of existing and valid short-term rental licenses issued prior to the effective date of this ordinance, so long as such license

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- holder is in full legal compliance at the time of renewal.
3. Any application for a new short-term rental license submitted but not yet approved prior to the effective date of this ordinance shall not be processed or approved during the moratorium period.
 4. This moratorium shall not apply to "Owner-Occupied" units, which are defined for the purposes of this moratorium as follows:
 - a. The record owner of the property must reside primarily at the licensed property;
 - b. The owner must physically occupy the licensed property for at least six out of twelve months during the licensed period;
 - c. The owner has provided documentation to show residency at the licensed property in the form of:
 - i. Driver's license and vehicle registration; and
 - ii. Proof of property ownership as designated by the State Department of Assessments and Taxation.
 - d. If the owner is in active military status, an appropriate identification document issued by the U.S. military showing current residency.
 - ~~5. The City Manager or their designee shall present to the City Council findings and any recommended changes to the City Code no later than 60 days prior to the expiration of the moratorium.~~
 5. No later than 60 days prior to the expiration of the moratorium, the City Manager or their designee shall present to the City Council the annual report on short-term rentals pursuant to §17.44.090(H), which includes, but is not limited to:
 - a. A map containing the location of short-term rental property in the City;
 - b. Statistics on the number of short-term rentals, including new rental permits over the past year, increases or decreases;
 - c. Analysis of the impact short-term rentals are having on the City;
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 - e. Other information the Director deems appropriate to help the City Council set policy on short-term rentals.

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