

## Short-Term Rental Property Ordinance Reference

### Property standards for STR

- 1) the property must be maintained in a safe and habitable condition; and
  - 2) the property must be adequately served by all utilities, including but not limited to electricity, water, and sanitary sewer services; and
  - 3) any violations of the CITY'S nuisance regulations, including but not limited to prohibiting junked motor vehicles, high grass and weeds, dangerous vegetation, dilapidated fencing, and accumulations of stagnant water, rubbish and unwholesome matter of any kind shall be remedied in a timely manner upon notification or risk LICENSE revocation; and
  - 4) the property shall be kept and maintained in accordance with the standards and requirements as set out in the BUILDING CODES, including the International Property Maintenance Code (IPMC), as adopted by the CITY.
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### Property Use standards

#### *Neighborhood Compatibility.*

- *Occupant and guest limits.* – May not exceed two (2) adults per bedroom plus four (4) additional adults – Maximum number of occupants at any short-term rental is ten (10). Children under 12 are not considered adults.
- *Parking.* - On-street parking shall not exceed two (2) vehicles for more than 24 hours. Appropriate amount of off-street parking to accommodate occupants shall be provided.
- *Commercial Events & Meetings Prohibited.* Events, parties, or large gatherings not ordinarily conducive to a residential neighborhood are not allowed.
- *Local Representative.* A local contact shall be available by telephone at all times during the SHORT-TERM RENTAL period, shall return telephone calls from an Enforcement Agent within fifteen (15) minutes of receiving a message from an Enforcement Agent, and shall, if required by the Enforcement Agent, report to the property within one (1) hour of such a request by an Enforcement Agent.
- *Occupant Information Sheet.* An occupant information sheet shall be conspicuously posted inside the property, setting forth basic standards of conduct, including but not limited to:
  - 1) the name, email address, and telephone number of the designated local contact
  - 2) the maximum occupancy limit; and
  - 3) noise restrictions and notice that failure to conform to the CITY'S noise, parking, and littering regulations may result in police intervention and criminal prosecution; and
  - 4) trash and solid waste collection information, including collection dates and trash container placement regulations; and
  - 5) other useful information about the surrounding community.
- *Outside Posted Contact Requirement.* There shall be posted on the front door, or within two (2) feet of the front door, at a location visible to any visitor to the property a document\* being at least 8.5" x 11" in size and containing in print no smaller than 16-point font size the following information written in English:
  - 1) the license number; and
  - 2) the names, telephone numbers, and e-mail addresses of the local contact

\*Example available upon request.