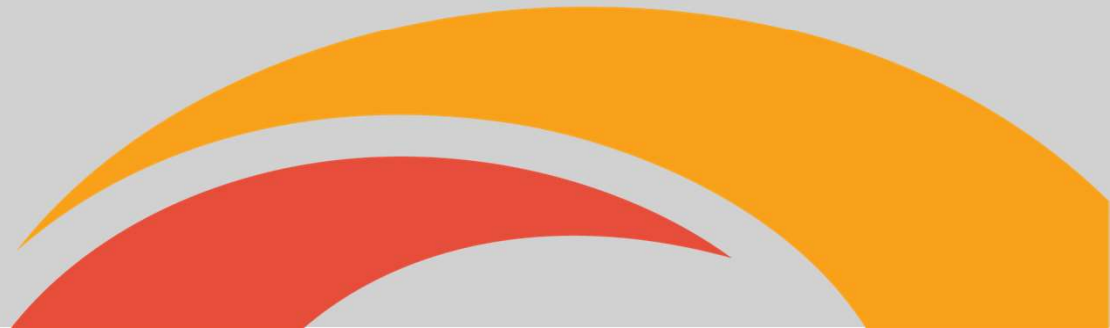




CIOSI – Short-term Rental Code Amendments





STR Code Amendments

We are seeking Council consensus on certain amendments to the existing short-term rental code.



STR Code Amendments

Neighbor Notification Requirements

New Section 29.1-41.5

A. Neighbor Notification. Prior to offering a short-term rental for rent or renting a short-term rental, the owner or designee shall provide neighbor notification to each single-family residential property adjacent to the short-term rental property, directly across from the short-term rental property, and diagonally across the street of the short-term rental property. The neighbor notification shall be provided in writing by certified mail, return receipt requested or hand delivered in the form required by the city and shall include the following minimum information:

1. The short-term rental account number issued by the city;
2. The short-term rental address; and
3. The name, physical address, email address, and 24-hour telephone number of the emergency point of contact.



STR Code Amendments

Neighbor Notification Requirements

B. *Additional Neighbor Notification Required.* Any change to the information provided under subsection (A) of this section shall require additional neighbor notification by the owner or designee within five calendar days of each change. The additional notification shall be provided in the manner required by subsection (A) of this section.

C. *Attestation.* Prior to offering a short-term rental for rent, the owner or designee shall provide to the city an attestation of compliance with the neighbor notification required by this section that includes the address of each property notified and manner of notification.



STR Code Amendments

Occupancy Rates

Under 29.1-41.4 Compliance with laws.

(2) Occupancy limits will be in accordance with the adopted International Fire Code (IFC) as may be amended from time to time.

Current adopted IFC allows for one person per 200 gross square feet of floor area



STR Code Amendments

New definitions and more clearly defined prohibition

“Event Center” A structure or area used for the purposes of public performances, sporting events, private receptions or parties, or similar attractions that may generate heavy traffic.

“Pop-up Store” a temporary retail space that is typically used to introduce a new product line, test a new market or generate awareness for a product or cause.

Under Compliance with laws, subsection (b)

(b) Non-residential usage by vacation rentals or short-term rentals prohibited.

(1) No vacation rental or short-term rental may be used for any non-residential use or purpose including but not limited to any of the following:

- a. Any commercial, industrial, manufacturing, or other non-residential purpose; or
- b. Operating a retail business or pop-up store, restaurant, event center, banquet center or similar use; or



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