

1 **10-1-45: Residential Short Term Rental (STR)**

2 A. Purpose. This section is established to provide regulations and design standards for residential
3 short-term rentals (STRs) related to single family and multi-family neighborhoods. These
4 standards seek to allow for STRs while also protecting the safety and general welfare of North
5 Salt Lake residents and preserving the residential character of city neighborhoods. In allowing
6 STRs, it provides existing property homeowners economic relief who might otherwise be forced
7 to leave a neighborhood, thus promoting and preserving affordable housing in the City of North
8 Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership
9 and preserving long term rental housing in the market.

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11 B. Residential Short Term Rental (STR). A STR is prohibited in all residential dwellings, residential
12 districts, and residential P districts without first obtaining a STR land use permit as regulated in
13 this section and issued a valid business license. The following are exempt and shall not be
14 subject to the provisions of this section:

15 1. A residential lease of 30 or more consecutive days.

16 2. Bed and Breakfasts, RV parks, campgrounds, hotels, and motels, as described and
17 regulated in the North Salt Lake Land Development Code shall not be subject to the
18 provisions of this section.

19 C. General Standards and Requirements. A STR use may be allowed within any existing legal
20 residential dwelling by an administrative land use permit from the Community Development
21 Department, wherein the application demonstrates compliance with requirements found in the
22 North Salt Lake Land Development Code and all of the following standards and requirements:

23 1. Application. A completed application form as provided by the city.

24 2. Property Description. A detailed written description and/or drawing of the property that
25 identifies the use of each room of the dwelling and defines the portions of the dwelling to be
26 used for a STR shall be provided. Only one (1) designated STR area is allowed for a
27 property.

28 3. Owner Occupancy. The owner of the subject property shall live in the primary dwelling in
29 which a STR is desired, and must reside therein as their primary residence.

30 a. An individual shall prove ownership of the property as evidenced by a copy of a transfer
31 deed listing the applicant as the fee title owner. Fee title owner may be an individual or
32 trustor of a family trust that possesses 50% or more ownership of the proposed STR.
33 Fee title owner may not be a corporation, partnership, limited liability company, or similar
34 entity.

35 b. To establish that the property is the owner's primary residence, the owner shall:

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37 (1) Present a government issued identification document listing the address of the
38 property as the address of the owner; and

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40 (2) A signed affidavit sworn before a notary public shall be provided by the owner stating
41 that the proposed property is the primary residence of the owner, wherein they reside
42 at least 183 days per calendar year.

43 4. Occupancy During Rental Period. The subject property shall comply with the following
44 occupancy restrictions:

- 45 a. The applicant shall provide the maximum renter occupancy proposed and
 46 demonstrate that sufficient parking has been provided off street at a rate of one-half
 47 (1/2) space per bedroom or sleeping area.
- 48 b. The property shall not be rented to more than one renter at any given time, and the
 49 owner shall not divide and rent out portions of the dwelling to multiple renters at the
 50 same time.
- 51 c. A property shall not be exclusively rented as a STR for more than 182 nights per
 52 year.
- 53 (1) The owner may reside on the property while it is occupied by a renter.
- 54 (2) The property shall only be rented for a minimum duration of one (1) night and a
 55 maximum of forty-five (45) consecutive nights.
- 56 d. A property with a valid land use permit for an accessory dwelling unit may use the
 57 dwelling unit as a STR and have the accessory dwelling unit be rented for up to 365
 58 nights per year.
- 59 5. Parking Plan. A detailed written description and/or a drawing of an off-street parking plan
 60 must be provided to ensure that all occupants of the home and STR can be
 61 accommodated on-site at all times. Parking shall be limited to the existing garage,
 62 driveway, and dedicated parking spots of the residential unit and may not include any on-
 63 street parking. Shared guest parking as part of a P-District or multi-family dwelling shall
 64 only be permitted upon express written approval of the HOA or property management, as
 65 applicable. Any proposed parking improvements shall also be included in the off-street
 66 parking plan, and must be completed prior to issuance of a STR business license. All
 67 elements of the parking plan must be in compliance with all other requirements of this
 68 title.
- 69 6. Conflict of Private Restrictions. The owner shall provide a signed affidavit sworn before a
 70 notary public that certifies to the City that the subject property has no existing private
 71 covenants, conditions, or restrictions prohibiting STRs.
- 72 7. Urgent Response. The owner, or a designated representative, shall be available to
 73 immediately respond 24 hours/day, 365 days/year by telephone, and when necessary, be
 74 able to physically respond within one hour of any legitimate complaint. If the owner is
 75 unreachable after three (3) attempted contacts by the City of North Salt Lake, a notice of
 76 violation will be issued.
- 77 8. Property Maintenance Requirements. All short-term rentals shall adhere to all City
 78 ordinances, including, but not limited to:
- 79 a. Maintenance. Owners must adhere to the property maintenance regulations in City
 80 Code, Title 4, Health and Sanitation, as amended, including, but not limited to,
 81 requirements for weed abatement, landscaping, garbage removal, structure
 82 maintenance, and fence/wall maintenance.
- 83 b. Snow Removal. Owners shall remove all snow from the sidewalks of the property
 84 within 24 hours after snowfall in accordance with City Code section 7-1-2, as
 85 amended.

- 86 9. Noise and Nuisance Control. Owners shall ensure that renters adhere to the noise control
 87 in Title 4, Chapter 4 of the City Code, as amended. Should a renter violate the noise
 88 control chapter more than once in any given 72-hour period they shall be immediately
 89 evicted from the property by the owner.
- 90 10. Noticing and Posting Requirements. An renter informational packet must be maintained in
 91 a highly visible place within the dwelling or STR area, and must include all of the
 92 following:
- 93 a. City issued STR business license.
- 94 b. 24/7 owner, or a designated representative, contact information.
- 95 c. Parking requirements, including site map of approved designated parking areas.
- 96 d. Maximum occupancy.
- 97 e. The noise ordinance of the City of North Salt Lake.
- 98 f. Garbage pick-up dates, and a written description of where garbage receptacles must
 99 be placed for pick-up.
- 100 g. Contact information for the North Salt Lake City Police and South Davis Metro Fire
 101 District.
- 102 h. Other contact information or information related to other regulations or conditions of a
 103 approval through the land use permit process, as required by the Community
 104 Development Department.
- 105 D. Violations. It shall be a violation for any person to operate a STR:
- 106 1. Without first obtaining a STR land use permit, as regulated in this section, and issued a
 107 valid STR business license; or
- 108 2. That does not comply with the requirements of this chapter, the Revised Ordinances of
 109 North Salt Lake, or the North Salt Lake City Land Development Code.
- 110 E. Enforcement and Fines. Upon a determination that a violation exists, the Code Enforcement
 111 Officer or Community Development Director, or designee, will contact the owner requiring
 112 such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48
 113 hours, or such later time the Director, or designee, may determine.
- 114 1. Each day that a violation occurs or continues is a separate violation.
- 115 2. For any violation of this section, the issuing officer may issue a written citation or notice of
 116 violation to the owner, specifying the violation and the penalty to be imposed.
- 117 a. For the first violation within any 12-month period, the penalty shall be \$500.
- 118 b. For a second violation within any 12-month period, the penalty shall be \$750.
- 119 c. For a third violation within any 12-month period the penalty shall be \$1,000 and
 120 revocation of the STR business license and land use permit. The owner shall be
 121 ineligible for a STR land use permit and a STR business license for a period of two
 122 years from the date of the third notice of violation.

123 d. For any violation within any 12-month period following the third violation, the penalty
124 shall be \$1,000 and the STR owner shall be banned from receiving a STR land use
125 permit and a STR business license.

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128 **10-1-46: DEFINITIONS:**

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130 Renter - A single person or group of people who provide compensation, in any form, in exchange for
131 occupancy of a dwelling unit, or portion thereof, under one lease or rental agreement.

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133 Residential Short Term Rental (STR) - Any single-family or individual multi-family dwelling or portion
134 thereof that is available for use for temporary sojourn or transient visit of guests, for direct or indirect
135 remuneration, for a period of less than 30 consecutive days.

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