

A. Residential Short Term Rental (STR):

1. Purpose: This section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multi-family neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of North Salt Lake residents and preserving the residential character of City neighborhoods. In allowing STRs, it provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in the City of North Salt Lake. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
2. Residential Short Term Rental (STR): A STR is prohibited in all residential dwellings, Residential Districts, and Residential P Districts without first obtaining a STR land use permit as regulated in this section and issued a valid business license. The following are exempt and shall not be subject to the provisions of this section:
 - a. A residential lease of thirty (30) or more consecutive days.
 - b. Bed and breakfasts, RV parks, campgrounds, hotels, and motels, as described and regulated in the North Salt Lake Land Development Code shall not be subject to the provisions of this section.
3. General Standards and Requirements: A STR use may be allowed within any existing legal residential dwelling by an administrative land use permit from the Community Development Department, wherein the application demonstrates compliance with requirements found in the North Salt Lake Land Development Code and all of the following standards and requirements:
 - a. Application: A completed application form as provided by the City.
 - b. Property Description: A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for a STR shall be provided. Only one designated STR area is allowed for a property.
 - c. Single and Two Family Dwellings:
 - (1) Only one designated STR area is allowed per property.
 - (2) Owner Occupancy: The owner of the subject property must reside therein as their primary residence.
 - (3) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses fifty percent (50%) or more ownership of the proposed STR. Fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - (4) To establish that the property is the owner's primary residence, the owner shall:
 - (A) Present a government issued identification document listing the address of the property as the address of the owner; and
 - (B) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner, wherein they reside at least one hundred eighty three (183) days per calendar year.

- d. Occupancy During Rental Period: The subject property shall comply with the following occupancy restrictions:
- (1) The applicant shall provide the maximum renter occupancy proposed and demonstrate that sufficient parking has been provided off street at a rate of one-half (1/2) space per bedroom or sleeping area, with a minimum of one (1) space.
 - (2) The property shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the dwelling to multiple renters at the same time.
 - (3) A property shall not be exclusively rented as a STR for more than one hundred eighty two (182) nights per year.
 - (A) The owner may reside on the property while it is occupied by a renter.
 - (B) The property shall only be rented for a minimum duration of one night and a maximum of thirty (30) consecutive nights.
 - (4) A two family dwelling or property with a valid land use permit for an accessory dwelling unit may use and rent one of the dwelling units as a STR for up to three hundred sixty five (365) nights per year.
 - (5) Conflict Of Private Restrictions: The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.
- e. Multifamily Dwellings:
- (1) One half (1/2) of the total legal dwelling units on a single property may be permitted as a STR, with a maximum of ten (10) units. The entire dwelling unit which is permitted as an STR must be rented. It is prohibited to rent a single room or portion of a dwelling unit on a multifamily property as a STR.
 - (2) A dwelling unit may not be rented to more than one renter at any given time. The dwelling unit shall only be rented for a minimum duration of one night and a maximum of thirty (30) consecutive nights. The dwelling unit may be used and rented as a STR for up to three hundred sixty five (365) nights per year.
 - (3) A long term renter may not sublease their dwelling unit as a STR.
 - (4) For multifamily properties, the fee title owner may be a corporation, partnership, limited liability company, or similar entity.
 - (5) An owner of the property is not required to reside therein as their primary residence if a designated employee, manager, or professional management company is available to immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint.
- f. Parking Plan: A detailed written description and/or a drawing of an off-street parking plan must be provided to ensure that all occupants of the dwelling unit(s) and STR can be accommodated on-site at all times. Parking shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit and may not include any on-street parking. Shared guest parking as part of a P-District or multi-family dwelling shall only be permitted upon express written approval of the HOA or property management, as

applicable. Any proposed parking improvements shall also be included in the off-street parking plan, and must be completed prior to issuance of a STR business license. All elements of the parking plan must be in compliance with all other requirements of this section.

- g. Urgent Response: The owner, or a designated representative, shall be available to immediately respond twenty four (24) hours/day, three hundred sixty five (365) days/year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint. If the owner is unreachable after three (3) attempted contacts by the City of North Salt Lake, a notice of violation will be issued.
- h. Property Maintenance Requirements: All short-term rentals shall adhere to all City ordinances, including, but not limited to:
 - (1) Maintenance: Owners must adhere to the property maintenance regulations in title 4, "Health And Sanitation" of this Code, as amended, including, but not limited to, requirements for weed abatement, landscaping, garbage removal, structure maintenance, and fence/wall maintenance.
 - (2) Snow Removal: Owners shall remove all snow from the sidewalks of the property within twenty four (24) hours after snowfall in accordance with section 7-1-2 of this Code, as amended.
- i. Noise And Nuisance Control: Owners shall ensure that renters adhere to the noise control in title 4, chapter 4 of this Code, as amended.
 - (1) If an Officer of the Law, Ordinance Enforcement Officer, or designee responds to more than three (3) verified noise complaints in a twelve (12) month time period the STR land use permit and business license may be revoked or otherwise suspended for two (2) years from the date of the third verified complaint.
 - (2) Should a renter violate the noise control chapter more than once in any given 72-hour period they shall be immediately evicted from the property by the owner. or designated representative. If the owner or designated representative fails to evict said renter, the STR permit and license may be revoked and the owner fined per this code.
- j. Noticing And Posting Requirements: A renter informational packet must be maintained in a highly visible place within the dwelling or STR area, and must include all of the following:
 - (1) City issued STR business license.
 - (2) 24/7 owner, or a designated representative, contact information.
 - (3) Parking requirements, including site map of approved designated parking areas.
 - (4) Maximum occupancy.
 - (5) The noise ordinance of the City of North Salt Lake.
 - (6) Garbage pick-up dates, and a written description of where garbage receptacles must be placed for pick-up.
 - (7) Contact information for the North Salt Lake City Police and South Davis Metro Fire District.
 - (8) Other contact information or information related to other regulations or conditions of an approval through the land use permit process, as required by the Community Development Department.

4. Violations: It shall be a violation for any person to operate a STR:
 - a. Without first obtaining a STR land use permit, as regulated in this section, and issued a valid STR business license; or
 - b. That does not comply with the requirements of this section, the revised ordinances of North Salt Lake, or the North Salt Lake City Land Development Code.
5. Enforcement And Fines: Upon a determination that a violation exists, the Ordinance Enforcement Officer, Community Development Director, or designee, will contact the owner or designated representative requiring such owner or representative to halt, eradicate, destroy, remove, or otherwise cure the.
 - a. Each day that a violation occurs or continues is a separate violation.
 - b. For any violation of this section, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
 - (1) For the first violation within any 12-month period, the penalty shall be five hundred dollars (\$500.00).
 - (2) For a second violation within any 12-month period, the penalty shall be seven hundred fifty dollars (\$750.00).
 - (3) For a third violation within any 12-month period the penalty shall be one thousand dollars (\$1,000.00) and revocation of the STR business license and land use permit. The owner shall be ineligible for a STR land use permit and a STR business license for a period of two (2) years from the date of the third notice of violation.
 - (4) For any violation within any 12-month period following the third violation, the penalty shall be one thousand dollars (\$1,000.00) and the STR owner shall be banned from receiving a STR land use permit and a STR business license. (Ord. 2019-02, 3-19-2019)
 - c. Permit Revocation: Pursuant to the provisions of this code or any ordinance of the City, a STR permit may be revoked by the Community Development Director or designee for the following:
 - (1) Three (3) verified violations within a twelve (12) month period related to noise, property maintenance, parking, nuisance, and any threat to public health and safety.
 - (2) One (1) verified violation that results in or constitutes the following:
 - (A) An owner or designated representative fails to evict a renter who has violated the noise control chapter more than once in any given 72-hour period.
 - (B) An owner or designated representative of the STR knowingly or intentionally housing a sex offender, allowing offenses related to adult-oriented businesses, sexual offences, or prostitution.
 - (C) An owner or designated representative of the STR knowingly or intentionally allowing the use of the STR for retail, restaurant, banquet space, or other similar use.
 - (3) The property owner and designated representative shall be notified in writing of any verified violations, fines, and permit revocation.
 - (4) As provided in City Code section 10-2-2, appeal may be made to the City's designated Appeal Authority (Hearing Officer) from any decision, determination or requirement of the Community Development Director or designee under this title by filing with the City

Recorder a notice thereof in writing within fifteen (15) days after such decision, determination, or requirement is made. Such notice shall set forth in detail the action and grounds upon which the owner, or other interested person, is aggrieved.

- (5) The City Recorder or designee, shall set the appeal for hearing before the City's designated Appeal Authority, as provided in City Code section 10-2-2 , to be held within a reasonable time from the date of receipt of the appeal. The appellant shall be notified of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the appeal, the Hearing Officer may affirm, modify, overrule the decision, determination or requirement appealed, or remand the decision to the Administrative Land Use Authority for additional review and enter any such order or orders. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the Hearing Officer.