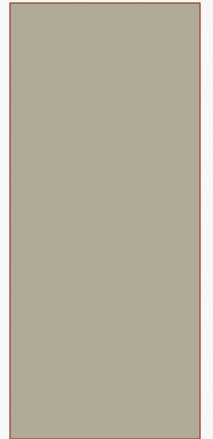


SHORT-TERM RENTALS

ORDINANCE 2025-17



BACKGROUND

- Created in 2006
 - One of the first communities in Utah to regulate short-term rentals
- Ordinance amendment is being proposed because:
 - Experience enforcing the code
 - Technology has changed
 - State law has changed (i.e., advertising)
- Proposed revisions are based on:
 - Experience
 - Reviewing other cities' codes for useful ideas to help us avoid future issues

PROPOSED AMENDMENTS

- Eliminating the prohibition of renting a unit for less than 48 hours.
- Requiring the owner or property manager to provide information on all occupants if requested.
- The property manager must respond to all complaints within an hour.
- Require proof that all taxes have been paid for license renewal.
- Joint liability of owner and property manager for any violations of the ordinance.
- Units in residential zones with shared driveways or common walls must have written consent from neighbors to apply for a transient rental unit license. Written consent must be recorded.

PROPOSED AMENDMENTS

- Require posted information on the exterior of the property with a sign containing the name and 24-hour per day, 365-day per year, telephone number of the property manager responsible for receiving and resolving complaints.
- Require posted within the transient rental unit the following information:
 - A copy of the vacation rental business license.
 - The name, address, and phone number of the property manager.
 - The location of all fire extinguishers.
 - A list of all rules applicable for vacation rentals.
 - The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.
 - Water, gas, and power emergency shut-off locations.

PROPOSED AMENDMENTS

- Advertising must comply with provisions of the code and cannot advertise more beds than the number of people approved to stay overnight in the unit.
- If a property is licensed as a transient rental unit, then the requirements of the code are in effect for the property regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner.
- A party that has lost a license may reapply for a new license after a period of six months.
- The property manager's address shall not be the same as a transient rental unit's address.

PROPOSED AMENDMENTS

- The property manager must have a Midway business license for a physical location/address in Midway but is not restricted to the C-2, C-3, or Resort zones.
- Each time a property manager accepts a new unit to manage, an updated list must be submitted to the City.
- Defining a rental unit as the entire dwelling and property.
- Allowing a transient rental unit as a permitted use in all zones if in the TROD.
- In person check-in and check-out of the units have been removed.
- Added enforcement provisions.

POSSIBLE FINDINGS

- The proposed amendment will allow for better regulation of transient rental units and transient unit property managers.
- Proposed amendments are based on experience, other cities' codes, and changes in State law.
- The proposal states that a rental unit must comply with all requirements even if it is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner.
- The proposal clarifies that a rental unit is the entire dwelling and property.
- Proposed code requires joint liability of owner and property manager for any violations of the ordinance.