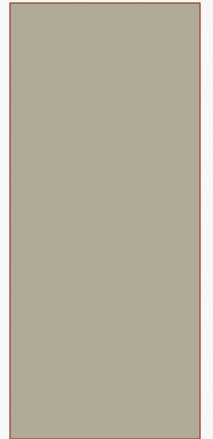


# SHORT-TERM RENTALS

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

- Require posted information on the exterior of the property with an information plaque containing the name and 24-hour per day, 365-day per year, telephone number of the property manager responsible for receiving and resolving complaints.
- The property manager must have a physical business location in Wasatch County and corresponding license for that jurisdiction as well as a Midway transient rental unit property manager business license.

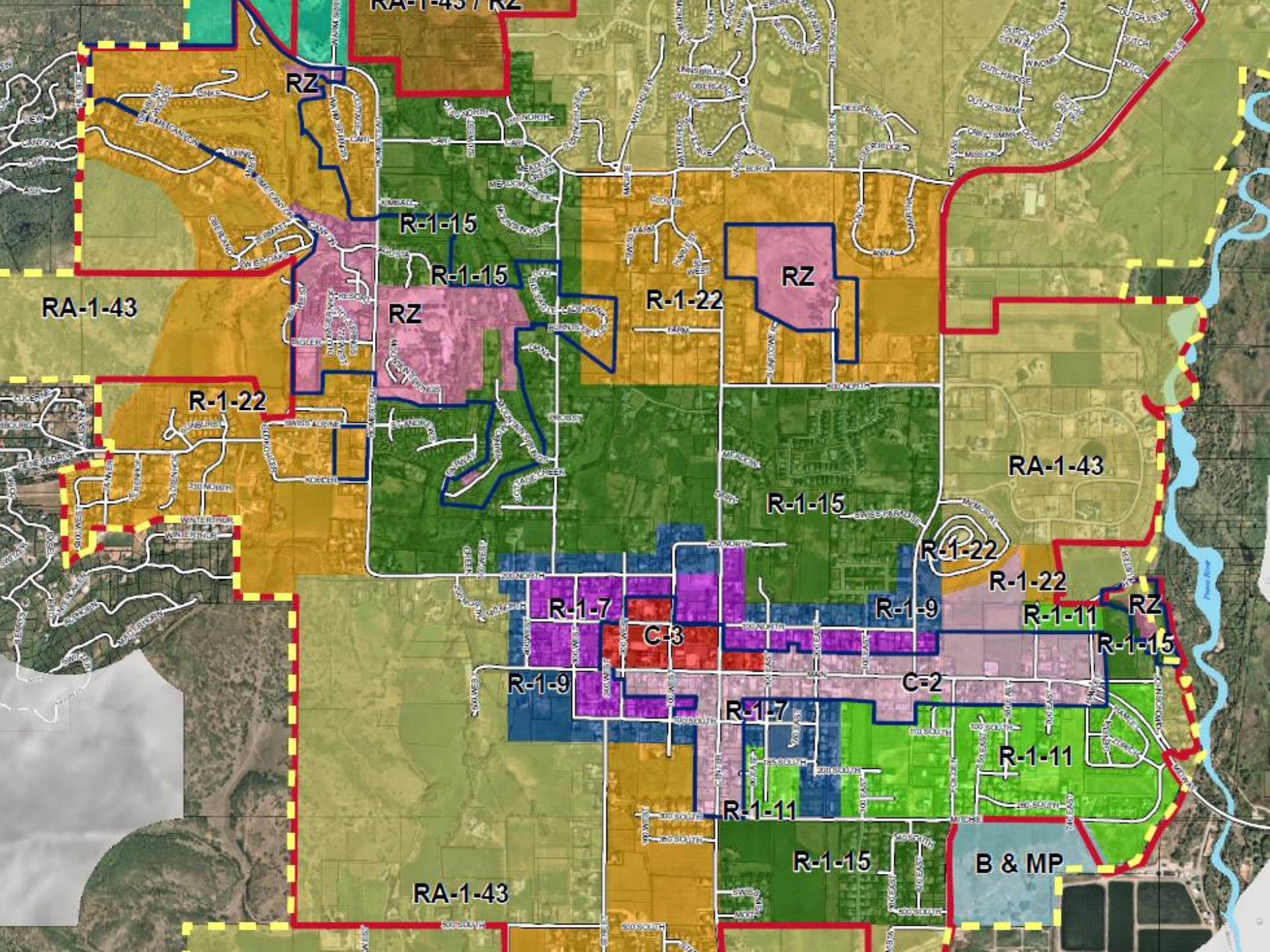
# PROPOSED AMENDMENTS

- Added enforcement provisions including fines and revocation of license (which may be permanent)
- A party that has lost a license may reapply for a new license after a period of one year.
- All lighting must be dark sky compliant.
- Licenses renewable annually by December 31<sup>st</sup>, although a grace period through February will be allowed, subject to a 50% fine, after which time the license shall lapse automatically and will require an applicant to reapply (no waiting period).

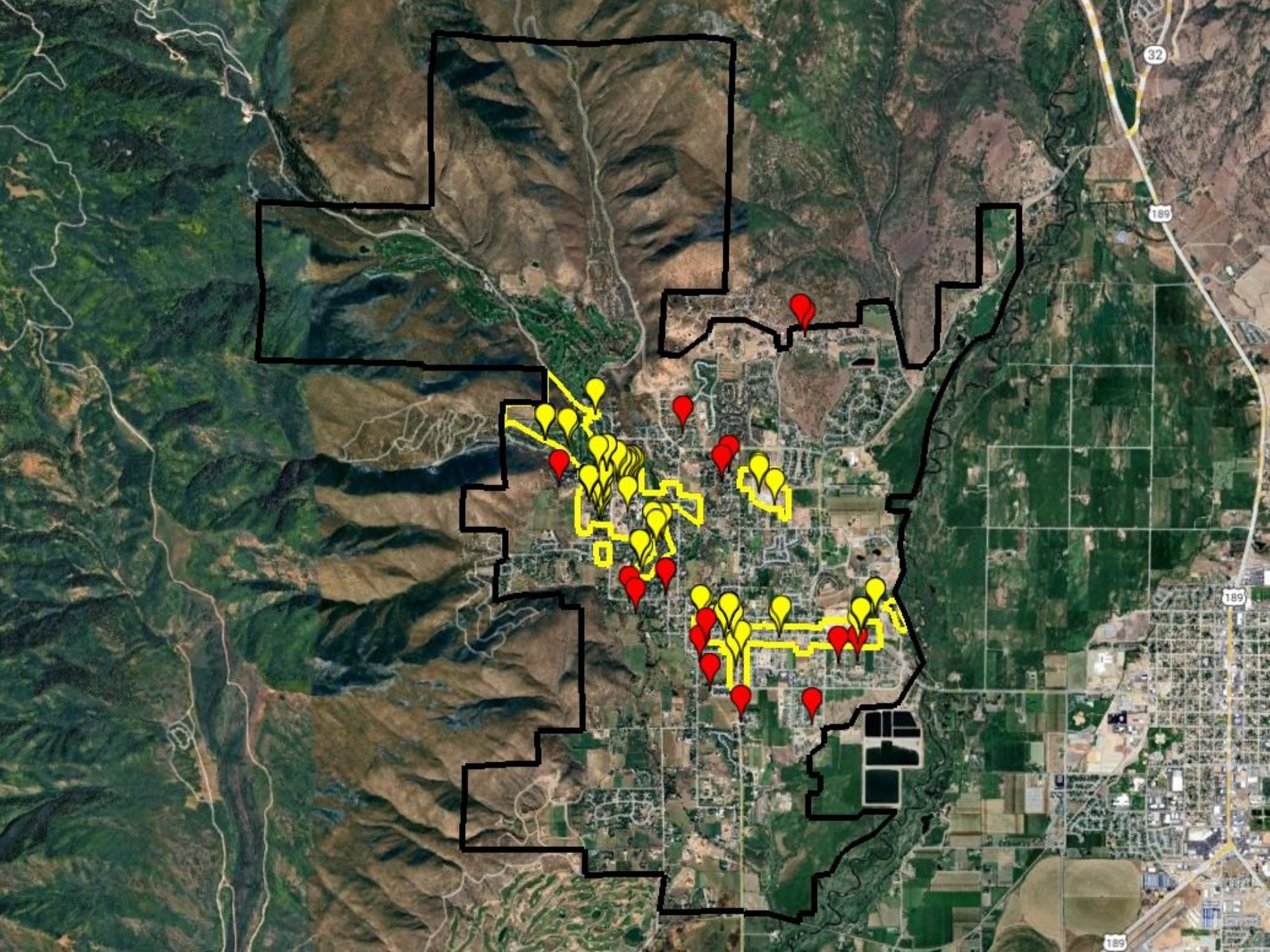
# POSSIBLE FINDINGS

- 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.
- The proposed amendment clarifies enforcement provisions.

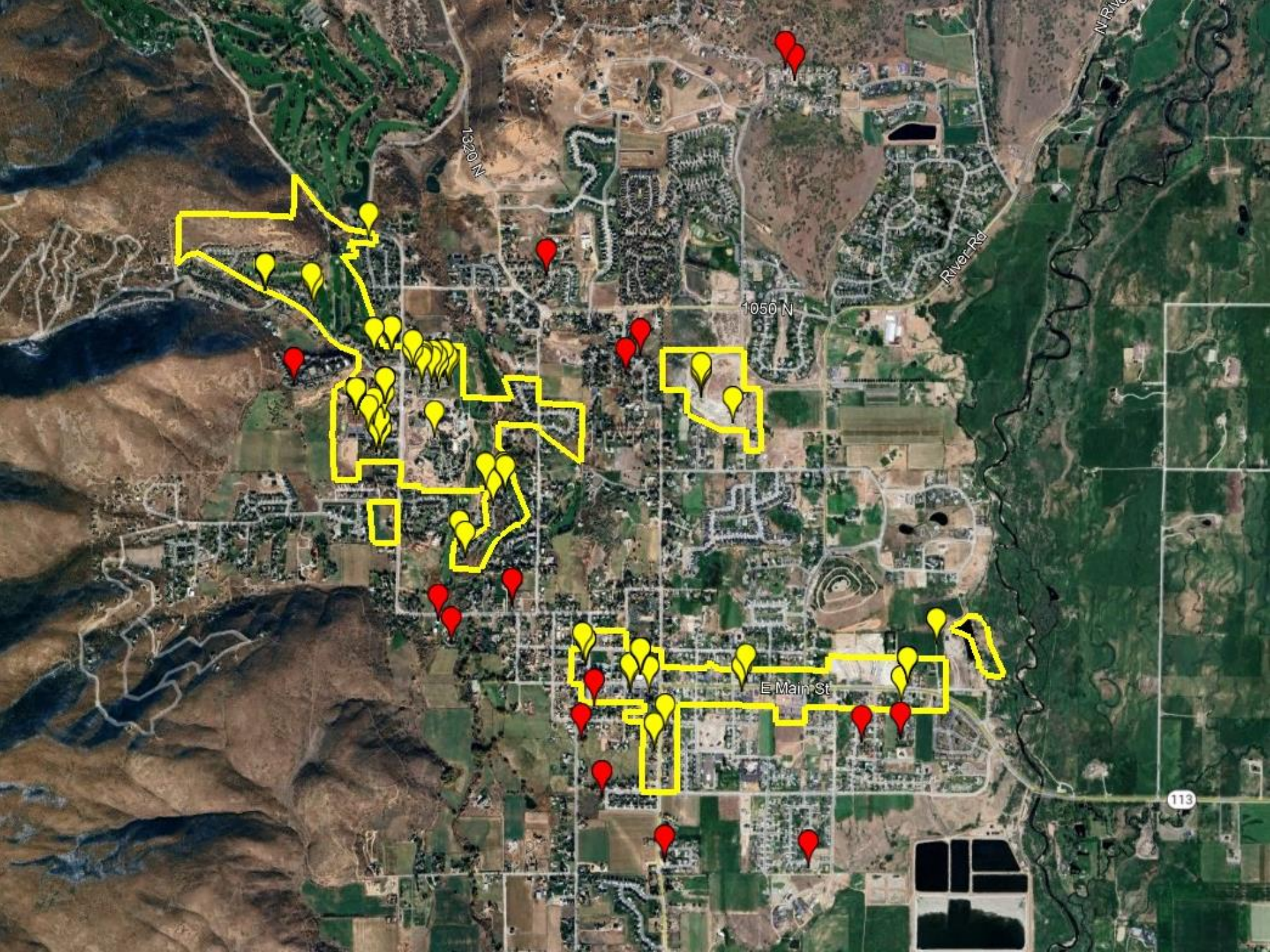














# OVERVIEW

	Number	Percentage
Transient Rental Units	349	
Licensed	59	16.91%
In TROD (All)	313	89.68%
In TROD (Main and Center Streets)	27	7.74%
Outside TROD	36	10.32%
In Residential Zones	61	17.48%
In TROD and Residential Zones	34	9.74%

# RESORT TAX COMPARISON

- 2025 Report
  - Population: 6,076
  - 66%: 4,010
  - Transient Rental Capacity: 5,120
  - Excess Capacity: 1,110
  - Equivalent Standard Units: 78