

MANZANITA ORDINANCE 10-3 CHANGE SUBMITTAL FORM

2020 SHORT TERM RENTAL OVERSIGHT PROJECT

NOTE: Provide below, if possible, wording that you, or the organization that you represent, believe should be considered by the short-term rental ordinance oversight workgroup for recommendation to the City Council. All proposals will be included in the final report to the City Council, whether recommended or not. If you would like assistance in preparing your comments, or would like to discuss your proposal, please contact City Councilor Steve Nuttall, snuttall@ci.manzanita.or.us.

PROPONENT: Lee Hiltenbrand, representing Self; Manzanita Ordinance 10-3, Revise as follows:

PROPOSED CHANGE:

Section 2. License required. A property owner shall obtain and maintain a license as provided in this Ordinance for any qualified dwelling unit that is to be used as a short-term rental. A license shall be obtained prior to using a dwelling unit as a short-term rental or advertising in any manner the availability of the dwelling unit for short term rental. A Short-Term Rental License shall be surrendered immediately to the City upon sale of the property or cessation of use exceeding nine months (270 days) as a short-term rental ~~at the address named on the license.~~

REASONING:

Current language is not clear re "cessation of use". Does this mean one week, one month or other.

IMPACT:

Staff recommends additional language indicating an exception for homes currently under active building permit for remodeling or repair purposes.

... A Short-Term Rental License shall be surrendered immediately to the City upon sale of the property or cessation of use exceeding nine months (270 days) as a short-term rental ~~at the address named on the license.~~

Exception: Licensed short-term rentals undergoing repair or enhancement and currently under an active building permit as issued by the City of Manzanita Building Department.