



Mayor Bradburn Position Paper

Date: March 20, 2018

Topic: Short Term Rentals

Background: The short-term rental market is a rapidly growing sector of the economy and continues to grow in popularity.

Summary of Position: Mayor Bradburn's efforts to modernize Sandy and to embrace new technologies means that it is important we adopt a policy that allows for short term rentals but instills safeguards to protect residents and our community. By removing the ban on short term rentals and creating a special use license, we will know the location of the homes being used for short term rentals and gives us the ability to regulate their use. Mayor Bradburn's top priorities for short term rental code ordinances are:

- Response Requirements- Owner/Property Manager must be able to be contacted 24 hours a day and be on site within one hour. Contact information must be kept on file so violations can be dealt with in a timely manner.
- Owner Occupied- The Mayor does not feel a strict owner only occupied requirement is necessary as long as there is a property manager who is accessible and will meet the response requirements.
- Occupancy Requirements- An STR unit shall not be occupied by more than the maximum occupancy as permitted by the special use approval.
- Taxes and Fees- STR owners shall pay all taxes and fees relation to the STR, including special use approval fee, business license fee, property tax, sales and Utah transient room tax.
- Enforcement- The Mayor believes that raising the penalties will ensure that codes will be followed by STR owners. Owner will be fined \$500 for first violation, \$750 for second and \$1000 for third violation and STR license will be revoked if three violations by the STR operator or renter(s) as described by Sandy Land Development Code and ordinances of Sandy City in a 12 month period.