

ORDINANCE # 25-09

AN ORDINANCE REVISING TITLE 21 OF THE SANDY CITY MUNICIPAL CODE, CHAPTER 11, “SPECIAL USE STANDARDS”, SECTION 26, “RESIDENTIAL SHORT-TERM RENTALS (STR)”; ALSO PROVIDING A SAVING CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to revise Title 21 of the Sandy City Municipal Code, Chapter 11, “Special Use Standards”, Section 26, “Residential Short-Term Rentals (STR)”. The purpose of the code amendment is to update and clarify the application requirements and land use standards of residential short-term rentals in Sandy City; and

WHEREAS, the Planning Commission held a public hearings on October 17, 2024, which meeting was preceded by notice posting in Sandy City Hall, the Sandy City Parks & Recreation Building, Salt Lake County Library – Sandy, on the Sandy City Website – <http://www.sandy.utah.gov>, and the Utah Public Notice Website – <http://pmn.utah.gov> on September 5, 2024; and

WHEREAS, following the public hearing before the Planning Commission, the Commission made a recommendation to the City Council regarding the amendment; and

WHEREAS, a public meeting was held by the Sandy City Council on February 4, 2025 to consider adoption of the proposed amendment; and

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a, Utah Code Ann. to adopt land use regulations to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures, and the uses of land; and

WHEREAS, the State legislature has granted welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City to pass ordinances which are reasonable and appropriate to the objectives of that power, i.e., providing for the public safety, health, morals, and welfare; and

WHEREAS, the forgoing legitimate governmental objectives are achieved by reasonable means, in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. whereby appeals can be heard and decided if it is alleged that there is legislative or administrative error, or where a special exception or variance to the ordinance is required.

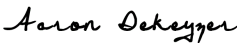
NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, State of Utah, as follows:

Section 1. Amendment. Title 21 is amended as shown on **Exhibit “A”**, which is attached hereto and by this reference made a part hereof.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this ordinances or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this ^{4th} ~~2nd~~ day of February, 2025.

Signed by:

820AF01848CF4A9...
Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

Wendy Downs, City Recorder

2/20/2025

PRESENTED to the Mayor of Sandy City for her approval this ____ day of
February _____, 2025.


2/20/2025

APPROVED this ____ day of February, 2025.

DocuSigned by:

2FEF8CAF412042D...
Monica Zoltanski, Mayor

ATTEST:

DocuSigned by:

688E7F58272014B1...
Wendy Downs, City Recorder

PUBLISHED this ²¹ day of February, 2025.



Exhibit "A"

Sec. 21-11-26. Residential Short-Term Rental (STR).

- (a) *Purpose.* This ~~s~~Section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multifamily neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of Sandy residents and preserving the residential character of Sandy neighborhoods. In allowing STRs, ~~it~~ this Section provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in Sandy City. This ~~s~~Section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
- (b) *Residential Short-Term Rental (STR) Special Use Permit and License Required.* ~~A STR is prohibited~~ STRs in all residential dwellings, residential districts, residential PUD districts and residential SD districts ~~without are required to~~ first obtaining a STR special use permit as regulated in this ~~s~~Section, ~~and being issued a valid short-term rental business license (STRL), as regulated by Chapter 15-11.~~ The following are exempt and shall not be subject to the provisions of this ~~s~~Section:
- (1) A residential lease of 30 or more consecutive days.
 - (2) Bed and breakfasts, hotels, and motels, as described and regulated in the Sandy Land Development Code and this Sandy City Code, ~~shall not be subject to the provisions of this section.~~
- (c) *General Standards and Requirements for STR Special Use Permits.* A STR ~~use~~ may be allowed within any existing legal owner-occupied residential dwelling by an administrative STR special use permit and business license from the Community Development Department, ~~wherein the~~ pursuant to an application that demonstrates compliance with requirements found in the Sandy Land Development Code, ~~and~~ this Sandy City Code, and all ~~of~~ the following standards and requirements:
- (1) *Application.* A completed STR application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the owner, as defined in Section 15-11-1, may apply for an STR special use permit. A complete STR application shall include:
 - a. Proof of Ownership. Proof of ownership of the STR property shall be provided. The applicant 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 50 percent or more ownership of the proposed STR. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - b. 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.
 - c. Proof of Owner Occupancy. The owner shall show proof that the STR property is the owner's primary residence by submitting all the following documentation:
 1. The owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and
 2. A government-issued identification document listing the address of the property as the address of the owner; and
 3. 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, and the owner will remain as the primary occupant of the home dwelling for the duration of this the STR special use permit, wherein they reside at least 183 days per calendar year.
 - d. Short Term Rental Management Course. The owner shall show proof of the successful completion of a STR management course, as selected or created by the City and approved by the

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City Council. The owner need only complete one STR management course to satisfy this requirement.

e. Parking Plan. A detailed written description and drawing of an off-street parking plan shall be submitted, in accordance with this Section, to ensure there is sufficient on-site parking capacity for all occupants of the home and renters of the STR.

f. Compliance Certification. The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the owner agrees to comply with the terms and conditions of this ordinance and to ensure each renter complies with the terms and conditions of this ordinance.

~~(2)g.~~ Property Description. A detailed written description, ~~and/or drawing a site plan~~ of the property, ~~an interior layout~~ that identifies the use of each room of the dwelling ~~and location of all smoke and carbon monoxide detectors~~ 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.

~~(32)~~ Owner Occupancy. The owner of the subject property shall live in the primary dwelling in which a STR is desired, and must reside therein as their primary residence ~~for a minimum of 183 days per calendar year.~~

~~a. 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 50 percent or more ownership of the proposed STR. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.~~

~~b. To establish that the property is the owner's primary residence, the owner shall:~~

~~1. Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and~~

~~2. Present a government issued identification document listing the address of the property as the address of the owner; and~~

~~3. 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 and will remain as the primary occupant of the home for the duration of this special use permit, wherein they reside at least 183 days per calendar year.~~

~~(43)~~ Occupancy During Rental Period. The ~~subject property STR~~ shall comply with the following occupancy restrictions:

a. The maximum renter occupancy shall be no more than eight ~~related people, or four unrelated people in the area to be used for a STR and the maximum occupancy shall not include the owner.~~

b. The ~~property STR~~ shall not be rented to more than one renter at any given time ~~(this applies to both short and long term rental)~~, and the owner shall not divide and rent out portions of the dwelling to multiple renters at the same time.

c. ~~A property shall not be rented as a STR for more than 182 nights per year.~~

~~1. The owner may reside on the property while it is occupied by a renter.~~

~~2. The STR property shall only be rented for a minimum duration of one night and a maximum duration of 29 consecutive nights.~~

~~3. There must be a renter vacancy period of one consecutive night between each rental.~~

d. ~~A property with a valid accessory apartment special use permit may use the apartment as a STR and have the accessory apartment be rented for up to 365 nights per year. The owner may not reside in or use the accessory apartment unit while it is occupied by a renter. A STR property where the whole dwelling is rented out shall not be rented more than 182 nights per year.~~

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- e. A STR property where a portion of the dwelling is rented out may be rented 365 nights per year.
- (54) *Parking Plan.* A detailed written description and ~~for~~ a drawing of an off-street parking plan ~~must be provided~~ is required to ensure ~~that there is sufficient on-site parking capacity for~~ all occupants of the home and ~~renters of the STR can be accommodated on-site at all times.~~ The ~~P~~parking plan shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit and ~~may~~ shall not include any on-street parking. Any proposed parking improvements may also be included in the off-street parking plan, so long as they are completed prior to issuance of a STRL. All elements of the parking plan must be in compliance with all other requirements of this ~~title~~ Title. The owner shall ensure that all renters of a STR comply with the Parking Plan.
- ~~(6) 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.~~
- (75) *Urgent Response.* The owner, or a designated representative, shall be available to immediately respond to the STR 24 hours per day, 365 days per year by telephone, and when necessary, be able to physically respond to the STR within one hour of any legitimate complaint. If the owner is unreachable after three attempted contacts by ~~Sandy the~~ City, the City shall issue a Notice of Violation to the owner.
- (86) *Property Maintenance Requirements.* All ~~short-term rentals STRs~~ shall adhere to this Code, including, but not limited to the following:
- a. *Maintenance.* ~~Owners~~ The owner must adhere to Title 19, the Property Maintenance ~~Chapter~~ of this Code, including, but not limited to, requirements for weed abatement, landscaping, garbage removal, structure maintenance, and fence/wall maintenance.
 - b. *Snow Removal.* ~~Owners~~ The owner shall remove all snow from the sidewalks of the property within 24 hours after snowfall in accordance with this Code.
 - c. *Noise and Nuisance Control.* ~~Owners~~ The owner shall ensure that all renters are aware of and adhere to Chapter 13-2 the Noise Control Chapter of this Code and Salt Lake County Health Department Health Regulation No. 21: Community Noise Pollution Control. ~~Should~~ If a renter violates the ~~the Noise Control Chapter~~ more than once in any given 72-hour period, ~~they~~ the owner shall ~~be~~ immediately evicted all renters from the property ~~by the owner.~~
 - d. *Health and Safety.* The owner shall ensure that the dwelling or the rented portion of the dwelling maintains at least one working smoke alarm in each sleeping area and on each floor, and at least one working carbon monoxide detector on each floor.
- (97) *Noticing and Posting Requirements.*
- a. One nameplate sign that includes the name and the 24/7 contact information for the owner, or a designated representative, must be posted on the exterior side of the main entrance of the STR.
 - b. An informational packet must be posted in a highly visible place within the dwelling or the STR area of the dwelling, and must include all ~~of~~ the following:
 1. City-issued STRL and STR special use permit.
 2. The name and contact information for the 24/7-owner, or a designated representative, contact information.
 3. Parking requirements, information about the STR's parking plan, and the City Ordinance on Parking, Chapter 14-7.
 4. Maximum occupancy of the STR.
 5. The noise ordinance of this Code, Sandy City Ordinance on Noise Control, Chapter 13-2 and a copy of Salt Lake County Health Department Health Regulation No. 21 Community Noise Pollution Control.

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6. Garbage pickup dates, and a written description of where garbage receptacles must be placed for pickup.
 7. Emergency and Non-Emergency contact information for the Sandy City Police and Fire Departments, and the address of the STR dwelling.
 - ~~8. Other contact information as required by the Community Development Department.~~
 - ~~9. Any other appropriate requirements as specified by the Community Development Director, through the special use permit process.~~
 8. Sandy City Ordinance on Residential Short-Term Rentals, Sec. 21-11-26 and Business Licensing for Short-Term Rentals, Chapter 15-11.
 - c. The informational packet shall be made available to the City for inspection upon 24 hours prior written notice.
- (d) *Limited Number of STRs Special Use Permits.* The total number of STR special use permits issued within ~~Sandy~~the City shall be limited as follows:
- (1) The maximum number of STR special use permits shall be calculated for each community within Sandy City: as follows: Each community shall have a minimum base of two STR special use permits plus one STR special use permit for every 100 single-family detached dwellings within the community boundary.
 - (2) The total number of available STR special use permits shall be recalculated ~~biennially every odd year in July~~, based on ~~an~~the estimated number of single-family dwellings within ~~Sandy~~the City ~~derived as determined~~ by the Community Development Department.
 - (3) If a complete application ~~meeting that meets~~ all other requirements for approval is received after the maximum number of approvals has been issued for the community the proposed STR ~~unit~~ property is located within, the application shall be placed on a waiting list in order of the date of receipt of a completed application. This list shall be reviewed on an annual basis. No fees will be due until a special use approval becomes available. A complete application shall include completion of all requirements of ~~Subsection (c) of this s~~Section.
- (e) *Duration of Approval and Transferability.* ~~The special use permit shall continue until the sale of the home or if the business license expires, the special use shall expire and is not transferable. If the license and permit expire, the area used as an STR shall revert to be occupied by the primary dwelling occupants only and their non-paying guests. The STR special use permit shall be valid and continue until the sale of the home or the STRL expires. The STR special use permit shall expire upon the closing date of the sale of the home or on the date the STRL expires. STR special use permits are not transferable. If the STR special use permit expires, the STR shall automatically revert to be occupied by the primary dwelling occupants only and their non-paying guests.~~
- (f) *Violations.* It shall be a violation for any person to operate a STR:
- (1) Without first obtaining a STR special use permit, as regulated in this ~~s~~SSection, and issued a valid STRL; or
 - (2) That does not comply with the requirements of this ~~e~~Cchapter, this Code, or the Sandy City Land Development Code.
- (g) *Enforcement and Fines.* Upon a determination that a violation exists, the Community Development Director, or designee, shall contact the owner requiring such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Director, or designee, may determine.
- (1) For any violation of this ~~s~~SSection, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.

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- a. Upon a third violation within any 12-month period, in addition to the civil fine, the STRL and STR special use permit shall be automatically revoked. The owner shall be ineligible for a STR special use permit and a STRL for a period of two years from the date of the third notice of violation.
 - b. For any violation within any 12-month period following the third violation, the penalty shall be a civil fine and the owner shall be banned from receiving a STR special use permit and a STRL.
- (2) Fines shall be assessed and accrued pursuant to the current fee schedule and as outlined in Title 1, Chapter 4 of this Code.
- (3) Enforcement may be done criminally, civilly, or administratively pursuant to Title 1 Chapter 4 of this Code.
- (4) Subject to the limitations and requirements of applicable budget appropriations, the City shall utilize short term rental tracking software to assist with enforcement, unless otherwise prohibited by state or federal law.

Exhibit “B”

Sec. 21-11-26. Residential Short-Term Rental (STR).

- (a) *Purpose.* This Section is established to provide regulations and design standards for residential short-term rentals (STRs) related to single family and multifamily neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of Sandy residents and preserving the residential character of Sandy neighborhoods. In allowing STRs, this Section provides existing property homeowners economic relief who might otherwise be forced to leave a neighborhood, thus promoting and preserving affordable housing in Sandy City. This Section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
- (b) *Residential Short-Term Rental (STR) Special Use Permit and License Required.* STRs in all residential dwellings, residential districts, residential PUD districts and residential SD districts are required to first obtain a STR special use permit as regulated in this Section, and a valid short-term rental business license (STRL), as regulated by Chapter 15-11. The following are exempt and shall not be subject to the provisions of this Section:
 - (1) A residential lease of 30 or more consecutive days.
 - (2) Bed and breakfasts, hotels, and motels, as described and regulated in the Sandy Land Development Code and this Sandy City Code.
- (c) *General Standards and Requirements for STR Special Use Permits.* A STR may be allowed within any existing legal owner-occupied residential dwelling by an administrative STR special use permit and business license from the Community Development Department, pursuant to an application that demonstrates compliance with requirements found in the Sandy Land Development Code, this Sandy City Code, and all the following standards and requirements:
 - (1) *Application.* A completed STR application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the owner, as defined in Section 15-11-1, may apply for an STR special use permit. A complete STR application shall include:
 - a. *Proof of Ownership.* Proof of ownership of the STR property shall be provided. The applicant 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 50 percent or more ownership of the proposed STR. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - b. *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.
 - c. *Proof of Owner Occupancy.* The owner shall show proof that the STR property is the owner's primary residence by submitting all the following documentation:
 - 1. The owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and
 - 2. A government-issued identification document listing the address of the property as the address of the owner; and
 - 3. 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, and the owner will remain as the primary occupant of the dwelling for the duration of the STR special use permit, wherein they reside at least 183 days per calendar year.
 - d. *Short Term Rental Management Course.* The owner shall show proof of the successful completion of a STR management course, as selected or created by the City and approved by the

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- City Council. The owner need only complete one STR management course to satisfy this requirement.
- e. *Parking Plan.* A detailed written description and drawing of an off-street parking plan shall be submitted, in accordance with this Section, to ensure there is sufficient on-site parking capacity for all occupants of the home and renters of the STR.
 - f. *Compliance Certification.* The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the owner agrees to comply with the terms and conditions of this ordinance and to ensure each renter complies with the terms and conditions of this ordinance.
 - g. *Property Description.* A detailed written description, a site plan of the property, an interior layout that identifies the use of each room of the dwelling and location of all smoke and carbon monoxide detectors 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.
- (2) *Owner Occupancy.* The owner of the subject property shall live in the primary dwelling in which a STR is desired and must reside therein as their primary residence for a minimum of 183 days per calendar year.
- (3) *Occupancy During Rental Period.* The STR shall comply with the following occupancy restrictions:
- a. The maximum renter occupancy shall be no more than eight people.
 - b. The STR 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.
 - c. The STR property shall only be rented for a minimum duration of one night and a maximum duration of 29 consecutive nights.
 - d. A STR property where the whole dwelling is rented out shall not be rented more than 182 nights per year.
 - e. A STR property where a portion of the dwelling is rented out may be rented 365 nights per year.
- (4) *Parking Plan.* A detailed written description and a drawing of an off-street parking plan is required to ensure there is sufficient on-site parking capacity for all occupants of the home and renters of the STR. The parking plan shall be limited to the existing garage, driveway, and dedicated parking spots of the residential unit and shall not include any on-street parking. Any proposed parking improvements may also be included in the off-street parking plan, so long as they are completed prior to issuance of a STRL. All elements of the parking plan must be in compliance with all other requirements of this Title. The owner shall ensure that all renters of a STR comply with the Parking Plan.
- (5) *Urgent Response.* The owner, or a designated representative, shall be available to immediately respond to the STR 24 hours per day, 365 days per year by telephone, and when necessary, be able to physically respond to the STR within one hour of any legitimate complaint. If the owner is unreachable after three attempted contacts by the City, the City shall issue a Notice of Violation to the owner.
- (6) *Property Maintenance Requirements.* All STRs shall adhere to this Code, including, but not limited to the following:
- a. *Maintenance.* The owner must adhere to Title 19, the Property Maintenance Chapter of this Code, including, but not limited to, requirements for weed abatement, landscaping, garbage removal, structure maintenance, and fence/wall maintenance.
 - b. *Snow Removal.* The owner shall remove all snow from the sidewalks of the property within 24 hours after snowfall in accordance with this Code.
 - c. *Noise and Nuisance Control.* The owner shall ensure that all renters are aware of and adhere to Chapter 13-2 the Noise Control Chapter of this Code and Salt Lake County Health Department Health Regulation No. 21: Community Noise Pollution Control. If a renter violates the Noise

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Control Chapter more than once in any given 72-hour period, the owner shall immediately evict all renters from the property.

- d. *Health and Safety.* The owner shall ensure that the dwelling or the rented portion of the dwelling maintains at least one working smoke alarm in each sleeping area and on each floor, and at least one working carbon monoxide detector on each floor.
- (7) *Noticing and Posting Requirements.*
- a. One nameplate sign that includes the name and the 24/7 contact information for the owner, or a designated representative, must be posted on the exterior side of the main entrance of the STR.
 - b. An informational packet must be posted in a highly visible place within the dwelling or the STR area of the dwelling, and must include all the following:
 1. City-issued STRL and STR special use permit.
 2. The name and contact information for the owner or a designated representative.
 3. Parking requirements, information about the STR’s parking plan, and the City Ordinance on Parking, Chapter 14-7.
 4. Maximum occupancy of the STR.
 5. Sandy City Ordinance on Noise Control, Chapter 13-2 and a copy of Salt Lake County Health Department Health Regulation No. 21 Community Noise Pollution Control.
 6. Garbage pickup dates and a written description of where garbage receptacles must be placed for pickup.
 7. Emergency and Non-Emergency contact information for the Sandy City Police and Fire Departments, and the address of the STR dwelling.
 8. Sandy City Ordinance on Residential Short-Term Rentals, Sec. 21-11-26 and Business Licensing for Short-Term Rentals, Chapter 15-11.
 - c. The informational packet shall be made available to the City for inspection upon 24 hours prior written notice.
- (d) *Limited Number of STR Special Use Permits.* The total number of STR special use permits issued within the City shall be limited as follows:
- (1) The maximum number of STR special use permits shall be calculated for each community within Sandy City as follows: Each community shall have a minimum base of two STR special use permits plus one STR special use permit for every 100 single-family detached dwellings within the community boundary.
 - (2) The total number of available STR special use permits shall be recalculated every odd year in July, based on the estimated number of single-family dwellings within the City as determined by the Community Development Department.
 - (3) If a complete application that meets all other requirements for approval is received after the maximum number of approvals has been issued for the community the proposed STR property is located within, the application shall be placed on a waiting list in order of the date of receipt of a completed application. This list shall be reviewed on an annual basis. No fees will be due until a special use approval becomes available. A complete application shall include completion of all requirements of this Section.
- (e) *Duration of Approval and Transferability.* The STR special use permit shall be valid and continue until the sale of the home or the STRL expires. The STR special use permit shall expire upon the closing date of the sale of the home or on the date the STRL expires. STR special use permits are not transferable. If the STR special use permit expires, the STR shall automatically revert to be occupied by the primary dwelling occupants only and their non-paying guests.

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- (f) *Violations.* It shall be a violation for any person to operate a STR:
- (1) Without first obtaining a STR special use permit, as regulated in this Section, and issued a valid STRL; or
 - (2) That does not comply with the requirements of this Chapter, this Code, or the Sandy City Land Development Code.
- (g) *Enforcement and Fines.* Upon a determination that a violation exists, the Community Development Director, or designee, shall contact the owner requiring such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Director, or designee, may determine.
- (1) 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.
 - a. Upon a third violation within any 12-month period, in addition to the civil fine, the STRL and STR special use permit shall be automatically revoked. The owner shall be ineligible for a STR special use permit and a STRL for a period of two years from the date of the third notice of violation.
 - b. For any violation within any 12-month period following the third violation, the penalty shall be a civil fine and the owner shall be banned from receiving a STR special use permit and a STRL.
 - (2) Fines shall be assessed and accrued pursuant to the current fee schedule and as outlined in Title 1, Chapter 4 of this Code.
 - (3) Enforcement may be done criminally, civilly, or administratively pursuant to Title 1 Chapter 4 of this Code.
 - (4) Subject to the limitations and requirements of applicable budget appropriations, the City shall utilize short term rental tracking software to assist with enforcement, unless otherwise prohibited by state or federal law.