



Proposed Code Amendments

- Title 21, *Land Development Code*
Chapter 11, *Special Use Standards*
Section 26, *Residential Short-Term Rental*
- Title 15, *Business Licensing*
Chapter 11, *Short-Term Rentals*
Section 4, *Short-Term Rental Business License Application and Renewal*



Short Term Rental Code Amendment Process

- City Council initiated STR code amendments last year
- Staff refined the proposal for final consideration
- Planning Commission held a public hearing in October on the proposal and recommended approval with amendments
- Council held a work session on this item last November

Short Term Rental Code Amendments



Application Requirements

- Application requirements are consolidated into one section for better organization of the code.
- A compliance certification to adhere to the code standards is added.
- Parking plan is added to application requirements.
- STR Management Certification is added.

Short Term Rental Code Amendments



Maintenance Standards

- The standards for noise control are improved by citing both the Sandy City code and the Salt Lake County code.*
- Added a requirement to maintain an adequate number of operational smoke alarms and carbon monoxide detectors.*
- Strengthened the standards for the packet of information that must be available for renters.*



Short Term Rental Code Amendments

- The distinction between the number of related vs. unrelated people is removed, which allows up to 8 renters regardless of family affiliation.
- The requirement to obtain an Accessory Apartment Special Use permit in conjunction with the STR permit is removed because there are adequate checks and balances in the permitting procedure without this redundancy.

Short Term Rental Code Amendments



- Revised code to make clear that the whole dwelling may be rented out half the year, while a portion of the dwelling may be rented throughout year, as long as the owner occupies the dwelling as their primary residence.
- Clarified the specific time when a permit expires.
- Penalties are implemented through an Administrative Law Judge (Title 1, Chapter 4).

Short Term Rental Budgetary Considerations



- Purchase of STR Tracking Software
- Verification of owner occupancy to the business license annual renewal standards
- Implementation of a STR Management Certification

Planning Commission Recommendation



Positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Short Term Rentals with the following recommendations:

1. Only one program for a STR management certification should be used; and
2. Clarify code language relating to the occupancy rental period.

~End~