

MEMORANDUM

TO: The Sandy City Council
FROM: Zach Robinson
DATE: August 2, 2024
RE: Short-Term Rentals

BACKGROUND

For the past several months, I have been working to improve the ordinance concerning Short-Term Rentals (“STRs”). After presenting my initial ideas to the Council, I consulted with James and his team to discuss the proposal. Based on the feedback from you and the professional staff, I have made several revisions. The updated and streamlined proposal aims to reduce disturbances, ensure more compliance with established laws, and improve protections for community members, thereby allowing them to enjoy their neighborhoods more peacefully. Additionally, the proposal seeks to bolster the safety of guests residing in STRs. Following the second reading of these proposed amendments, I anticipate that James and his team as well as Darien from the City Attorney’s Office will review the revisions, make further improvements, and seek additional feedback from the Planning Commission who will provide a recommendation back to the Council.

PROPOSED AMENDMENTS TO THE CURRENT CODE

To enhance the regulatory framework for STRs, several key updates are proposed. Applicants will be required to complete class or video before applying, ensuring they are informed of City policies and standards. Safety improvements include mandatory checks for smoke and carbon monoxide detectors during STR inspections, with functional detectors required in all sleeping areas and on each floor. Noticing and posting requirements will be refined to improve clarity and effectiveness, including better communication of winter parking restrictions and other key issues. Compliance certification will be mandatory, requiring owners to sign a certification with their STR application, affirming adherence to all ordinance terms. Additionally, STR listings will be required to display the City-issued license number to ensure transparency and compliance. Noise and nuisance Control measures will mandate that STR owners enforce adherence to local noise regulations and health department standards. Tax compliance will be reinforced by requiring proof of a registered Utah Tax Commission account and fulfillment of all relevant tax obligations. Finally, administrative enforcement will be strengthened with the appointment of an administrative law judge who will handle STR violations, including fine, revoking licenses, enforcing compliance, and reviewing appeals.

CONCLUSION

In recent years, the revenue generated from STRs has shown an increase, with amounts totaling \$163,000 and \$207,000 for the last two years respectively. From my perspective, a designated portion of these funds should be allocated toward educational and enforcement

initiatives. With that in mind, I hope that the staff will study the feasibility of purchasing software to improve compliance and enforcement of STRs.

I am eagerly anticipating the opportunity to present the second reading of my proposed amendments to the City Council for your review. My hope is that you will provide valuable feedback and suggestions for improvement, aimed at effectively addressing and mitigating the issues associated with short-term rentals in our community.