Response to City Council From Planning Commission Regarding Short-Term Rentals in Residential Zoning

On Monday, December 2nd, 2019, the Planning Commission (PC) discussed the topic of short-term housing rentals recently made popular by using Airbnb and other websites. The Planning Commission agreed that our current City ordinance, created before this boom became popular, should be updated to spell out how the City plans to control this usage. There are currently a handful of advertised Airbnb properties within the Village. The main question is whether the City wishes to continue “as-is”, control the rentals through specific regulations or ban this practice altogether in the City.

On Monday, December 9th, 2019, the Planning Commission asked Council for preliminary direction on this topic, before the PC spent time on further research. City Council referred the topic back to the PC and asked that the PC recommend a series of regulations to control short term rentals.

On Monday, January 6, 2020 and Monday, February 2, 2020, as requested, the PC drafted a set of proposed short term rental regulations to make these properties visible, safe, less frequent and less intrusive. Below is a list of proposed regulations for City Council to review and debate:

**Proposed Regulations:**

1. All short term rental properties must be registered annually with the City to obtain an annual permit. The yearly renewal period for permits is between January 2nd and January 15th.
2. Any short term property rental advertisements (Airbnb or other) must contain the City’s assigned short term rental permit registration number for that property.
3. Each property owner must pay an annual fee to the City of $150 to operate a short-term rental. This fee will be collected during the permit application process.

4. A short term rental host must reside in the City of the Village of Clarkston and can only establish one permitted property within the Village.

5. Short term rental occupancy is limited to two times the number of bedrooms (Example: a three bedroom house may host 6 guests).

6. All short term rental properties must have a Building Department “safety” inspection during each permit application or renewal.

7. A short term rental property is limited to a total of 90 rental nights per calendar year (consecutive or collective). The minimum stay is 2 nights.

8. An approved short term rental property may not be within 2000 feet of another approved short term rental property.

9. Short term rental owners who do not adhere to these regulations are subject to loss of City permit.

Submitted to Council for the Planning Commission on February 3, 2020 by

Elizabeth Rogers, Vice Chair