

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 97-24

**AN ORDINANCE**

amending Chapter 13 of the City Code to add a new Division 3 to establish business licensing regulations for short-term rentals; amending Chapter 26 relating to taxation of transient guests; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 13 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended to add Division 3 as follows:

**ARTICLE IX. MISCELLANEOUS BUSINESS REGULATIONS**

...

**DIVISION 3. SHORT-TERM RENTALS**

Sec. 13-260.5. Definitions.

For the purpose of this section, the following words and terms shall have the meanings respectively ascribed:

*Short-term rental.* A residential dwelling unit, or portion of a residential dwelling unit, advertised or held out to the public as a place where sleeping accommodations are offered for pay or compensation to transient guests.

*Transient guest.* A person who occupies a room in a hotel, motel, tourist court, bed and breakfast, or short-term rental for less than thirty-one (31) consecutive days.

Sec. 13-260.6. Short-term rental business license and certification required.

Under this chapter, it shall be unlawful to operate any short-term rental within the city without a business license and a short-term rental certificate of compliance as established in Chapter 22, Article V (Rental Conservation Law) of this Code.

Sec. 13-260.7. Short-term rental insurance requirements.

Every person licensed to engage in the activities of a short-term rental shall maintain during the time the license is in effect business liability insurance covering both bodily injury, including accidental death, and property damage, to cover all claims arising from short-term rental activities. No license to engage in the activities of a short-term rental shall be issued unless the applicant provides the business license administrator a certificate of insurance prepared by the insurance company which includes a provision requiring the city to be notified within ten (10) days of cancellation of the policy.

Sec. 13-260.8. Penalty.

Any person violating any provision of this division shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished as provided in section 1-8 of this Code.

SECTION 2. Chapter 26 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

**ARTICLE IV. HOTELS, AND MOTELS, AND TRANSIENT GUESTS**

Sec. 26-76. Definitions.

For the purpose of this article, the following words and terms shall have the meanings respectively ascribed:

*Gross daily rental receipts.* The entire amount of any receipt from the rental of sleeping accommodations by hotels or motels, whether paid in cash, credits or property, excluding all state, federal and local taxes but without any other deduction or exemption therefrom whatsoever.

*Hotel, motel or tourist court.* Any structure or building, under one management, which contains rooms furnished for the accommodation or lodging of guests, with or without meals being so provided, and kept, used, maintained, advertised or held out to the public as a place where sleeping accommodations are sought for pay or compensation to transient guests or lodgers ~~and having more than twelve (12) bedrooms furnished for the accommodation of such guests.~~ For purposes of this article only, this definition shall include bed and breakfast establishments and the short-term rental of a residential dwelling unit (in whole or in part) by a transient guest.

*Transient guest.* Any person who occupies a room in a hotel, motel or tourist court for less than thirty-one (31) consecutive days. ~~A person who occupies a room in a hotel, motel or tourist court for twenty-eight (28) consecutive days or less. Any guest who is contractually obligated to make payment for a period in excess of twenty-eight (28)~~

~~consecutive days shall be exempt from tax on the first twenty-eight (28) consecutive days of lodging. All charges for lodging to a guest in excess of twenty-eight (28) consecutive days shall be exempt.~~

...

SECTION 3. This ordinance shall be in full force and effect from and after June 1, 2024.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor