



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2020

Re: Report - Council Bills B348-19; B22-20; B23-20; and B46-20, all relating to the regulation of short-term rentals in the City – Recommendation to table

## Executive Summary

On March 16, 2020 the City Council tabled the amended bills amending Chapter 29 to establish use-specific standards for short-term rentals (B348-19); amending Chapter 13 and Chapter 26 as they relate to the licensing and taxation of bed and breakfast establishments and short-term rentals of residential dwelling units (B22-20); amending Chapter 22 to add short-term rental provisions to the Rental Conservation Law (B23-20); and establishing an administrative delay in the enforcement of Chapter 29 related to short-term rentals, Chapter 22 regulations related to the requirement to obtain a short-term rental “unhosted” certificate of compliance, and Chapter 13 regulations related to the requirement to obtain a business license.

Under the circumstances of the State of Emergency due to COVID-19, staff recommends that these ordinances be tabled for a period of up to six months.

## Discussion

At its March 16, 2020, the City Council received the recommendation of the Planning & Zoning Commission on the amendments to Chapter 29 (Unified Development Code) to establish use-specific standards for short-term rentals, which had been referred by the Council to the Commission for further review after Council made several amendments to the bill. That evening the Council also considered a Resolution Supporting the Declaration of a State of Emergency within the City and began taking the first of several steps to respond to the public health threat of COVID-19. The Council then tabled the short-term rental bills until June 1, 2020 with the expressed desire to have further input from the Planning & Zoning Commission on the amended ordinance.

The Council briefly discussed the short-term rental ordinance schedule during a May 4, 2020 work session and acknowledged an interest in seeking the Planning & Zoning Commission's input. The Commission will resume its meetings on May 21, 2020. Since the March Council action, there has not been any opportunity to engage the commission and continue discussions on this complicated topic. Meanwhile short-term rentals have come to a standstill during the pandemic.

In view of these events, staff recommends tabling the short-term rental bills for a period of up to six months. This would enable city staff, commissioners, and Council time to monitor the response of short-term rentals to the “new normal” brought about by the pandemic, as well



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

as allow sufficient time for review and resumed public discussions of the ordinances. Staff recommends this course of action over the option of defeating the ordinances and starting anew, a step which may require a more involved public discussion.

## Fiscal Impact

Short-Term Impact: n/a

Long-Term Impact: n/a

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

Primary Impact: Economy, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

## Legislative History

Date	Action
03/16/2020	Council tabled B348-19; B22-20; B23-20; and B46-20 until June 1, 2020. Refer to prior reports for full legislative history.

## Suggested Council Action

Staff recommends tabling the short-term rental ordinances up to six months (December 7, 2020; September 8, 2020 if three months are preferred)