

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 22-20 A

AN ORDINANCE

amending Chapter 13 and Chapter 26 of the City Code relating to bed and breakfast establishments and short-term rentals of residential dwelling units; 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 as follows:

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

Sec. 13-27. License fee schedule.

(a) Businesses and occupations shall pay annual license fees according to the following fee schedule, except that any business or occupation shall pay at least one dollar and twenty-five cents (\$1.25) for every regular employee or associate in such business during the preceding year, with a maximum fee of seven hundred fifty dollars (\$750.00), and the license fee shall be the higher of that computed by the fee schedule or that based on the number of employees:

...

(2) Business and occupations. The following businesses and occupations shall pay annual license fees as indicated above:

...

Beauty shops.

Bed and breakfast establishment.

Beds.

...

Shooting galleries.

Short-term rental premises.

Shows or exhibitions.

...

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, portion of a dwelling unit or room or space within a residential dwelling unit rented by a transient guest for a period less than thirty-one (31) days.

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

It shall be unlawful for any person to rent a dwelling unit or portion thereof to a transient guest within the city without a license under this chapter and certification as a short-term rental or other authorized entity under this Code, unless otherwise allowed by law.

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. Short-term rental nuisance enforcement surcharge.

Every person licensed to engage in the activities of a short-term rental business shall, in addition to any other business license fees, pay a two dollar (\$2.00) per night surcharge on every short-term rental night for the purpose of nuisance enforcement and monitoring. Such rental night surcharge shall be reported in a manner as determined by the business license administrator and may be remitted to the city by a short-term rental intermediary on behalf of the operator.

Sec. 13-260.9. 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.

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 one (1) or more than twelve (12) bedrooms furnished for the accommodation of such guests. This definition shall include bed and breakfast establishments and short-term rentals of a residential dwelling unit, or room or space within a residential dwelling unit, by a transient guest for lodging purposes.

Transient guest. Any person who rents and occupies a guest room in a hotel, motel or tourist court for a period of less than thirty-one (31) 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. Section 1 of this ordinance shall be in full force and effect from and after May 1, 2020. Section 2 of this ordinance shall be in full force and effect after its passage.

PASSED this _____ day of _____, 2020.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor